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Planning Application:

Erection of a single-storey garden annexe to be used as additional dwelling for HMO.

23 The Slade
Oxford OX3 7HL

Design and Access Statement

23 The Slade is a House of Multiple Occupancy since the completion of works in 2018 and following the permission for Change of Use from a dwelling house to HMO (14/01980/FUL)

Proposal

My client would like to demolish the unsightly derelict garage and to build a garden studio as part of HMO. The 8 persons in HMO, though they have en-suite bathroom with every single or double bedsit have to share the kitchen and dining room. The annexe would be very useful in case they need to self-isolate and especially since the rooms are sometimes occupied by people working in the nearby hospitals - during the current pandemic people search for independent accommodation with own amenities rather than shared ones.

The garden annexe would have its own garden at the back, it would not be overlooking the house as there are no windows at the front but only a front door. It is set back from the boundaries by the width of pathway for access and maintenance and its overall height will not exceed 2.5 metres. Its cladding with light colour timber boarding and flat roof covered with zinc cladding will look attractive and modern.

No. 23 The Slade is a semi-detached house with a long front garden and a shared hard surface driveway leading to the where there used to be two garages for No. 23 and 21. No. 21 garage is no longer there and recently an annexe has been built at the rear of the garden. The remaining garage at No. 23 is a derelict and unsightly structure which should be demolished. At the time of the application for HMO it was meant to be used as a bicycle shelter but this has proved cumbersome and impractical. Instead of this storage, the owner of the property wants to install four bicycle stands (loops) in the front garden, providing security for eight bicycles. The front garden has also a lawn with some planting, space for up to five car parking spaces, a bin enclosure in the front with space for additional two bins – as shown on drg 02_Site Plan.

Daylight and sunlight assessment

The proposed annexe is situated with short sides of the rectangle closest to the boundaries with the adjacent gardens (650-900mm) since its proposed height is 2.5 metres it will not shade the neighbours' gardens or be visible from their gardens.