

DESIGN & ACCESS STATEMENT

435 COWLEY ROAD OXFORD

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INTRODUCTION

This statement relates to the planning application for an additional first floor flat and alterations to the existing first floor flat at 435 Cowley Road, Oxford. It sets out a reasoned justification as to why the application should be allowed by reference to the development in relation to its site context and the relevant planning policy framework.

THE SITE AND SURROUNDING CONTEXT

The application site consists of a two storey shop unit (ground floor kebab house and general grocery store) with a first floor flat above. There is parking to the front for the store and one for the existing flat.

The site is located on the corner of Cowley Road and Saunders Road surrounded by an otherwise predominantly residential area.

THE PROPOSAL

The design proposal is for a first floor rear extension to add an additional 1 bed flat. In total, there will be 1 x 1 bed flat (proposed) and 1 x 2 bed flat (Existing). These will share an existing common staircase which is situated to the front of the property beside the grocery store and will have their own internal front doors at the first floor level. No alterations are proposed regarding the existing ground floor grocery store or kebab house.

Each flat will have a balcony of 1.5m x 3m which will be facing Saunders Road to avoid any overlooking. Cycle and bin storage is proposed to the rear in a secured covered area and there will be one cycle space per occupant.

The proposal makes the fullest possible use of public transport, walking and cycling, and focuses on a significant development which brings the existing site into a more aesthetically pleasing building than it currently is.

The design has considered all of the internal space standards as set out in the NPPF including floorspace, amenity space and storage space.

The existing building will be designed to achieve the appropriate building regulations standards and will include the sourcing of all materials locally wherever possible, the use of energy efficient fittings and appliances, a high level of insulation etc. Suffice to say at this juncture that the overall design of the proposal and its sustainability credentials have

been considered and designed together as an integral part of the process, from the very outset.

Parking has not been proposed as this location is in a sustainable location with regular bus routes. The site has ready access to the full range transport, walking and cycling. Cowley Road forms an integral part of the network. The site also lies within walking distance of both Cowley Road and Templars Square District Shopping Centres. It is plainly a most accessible and sustainable location all round in transport related terms.

It is considered that the scheme will be built out to the highest standards, ensuring that future residents will not be adversely affected by what little impacts there are from noise in this area.

This design seeks to improve upon the existing appearance of the property which has undergone many additional alterations in the past making it appear disjointed and dated.

The design involves reworking of the existing building footprint to create 1 x 1 bed unit and 1 x 2 bed unit, both delivering internal floorspace to both local and nationally set standards. It also gives a more domestic appearance whilst retaining the current essential business use.

The scheme stands in an eminently accessible location and is an entirely sustainable form of development, the like of which Government and local planning policy is specifically designed to permit for.

As the property is already well away from the street scene in terms of appearance and use, there is no reason to seek a commonality regarding the street scene. Although the area is predominantly residential, the range of different build types within the immediate vicinity is varied.

In the clear circumstances of the case, it is therefore hoped that the proposal can be