

DESIGN & ACCESS STATEMENT

PROJECT: The Bullingdon. 162 Cowley Road, Oxford
PROJECT NO: 19_053
DATE: 15/02/2021
REVISION: /



1. INTRODUCTION

This report is prepared by Almudena Bedoya, on behalf of Hudson Architecture Studio Ltd, and should be read in conjunction with the submitted drawings and supporting documentation.

The purpose of this report is to accompany and support the planning application for The Bullingdon, 162 Cowley Road.

2. SITE ANALYSIS

2.1 LOCATION

The site is located in Cowley Road, an arterial road in Oxford city. This street is running southeast from near the city center, through the East Oxford area and to the suburb of Cowley.

Medium density housing predominates in the area, most of them located in narrow streets connecting to Cowley Road.

Cowley Road has a predominance of retail units and service facilities at ground floor level, and commercial/residential uses on the upper floors.

The street has a great number of cafes and restaurants, contributing to an active social and cultural street scene.

In this context, The Bullingdon is an essential part of the music scene that this street contributes to the city.



Fig. 1 - Cowley Road



Fig. 2 - Cowley Road. Aerial view

2. SITE ANALYSIS

2.2 SITE CONTEXT

The existing construction is a 2-storey building, brick built to the rear façade and rendered to its front elevation. Access to the property is through the main entrance in the front elevation. The rear elevation provides fire escape exit through the existing openings at the ground floor level.

The site area, as indicated by the red-line boundary, is approximately 362m². It's measuring 12m along its road frontage to the North-East and extending approximately 31m to the South-West. The footprint of the existing building is 345m².

The majority of the building is single storey, with the exception of the two storey structure located at the North-East elevation. This part of the construction is covered with a 35 degree pitched slate roofing with ridge running parallel to Cowley Road.

The ground floor level is used as a drinking establishment, whereas the first floor includes office space with windows looking onto Cowley Road. Additionally, there is a small loft area in the concealed space between the roof and first floor ceiling, currently used as storage.



Fig. 3 - Existing Rear Elevation

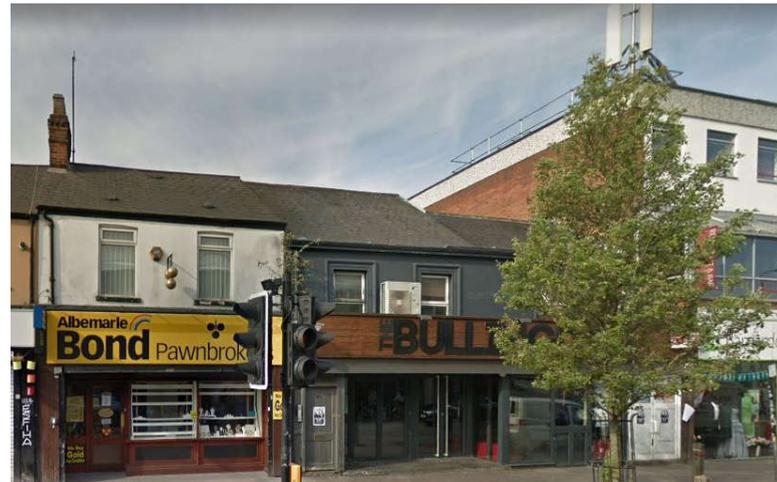


Fig. 4 - Existing Front Elevation



Fig. 5 - Site context. Aerial view

2. SITE ANALYSIS

2.2 SITE CONTEXT

In keeping with other properties along Cowley Road, The Bullingdon concentrates the volume mostly on the North-East side, providing an active front elevation to the main street.

This volume disposition gives rise to a large rear terrace at the flat roof construction above the ground floor level, which is currently used for air conditioning units and ducting area.

The Cowley Road street scene is extremely varied—with Victorian brick structures alongside mid century larger scaled buildings.

Directly opposite The Bullingdon is located the existing Tesco Metro store which has an approved planning permission to extend this existing construction up to 4 storey height to provide student accommodation.



Fig. 8 - Existing External Terrace with A/C units



Fig. 9 - No. 161 Cowley Road

Fig. 6 - The recently approved student accommodation on the adjacent Tesco site



Fig. 6 - Site context. Future development

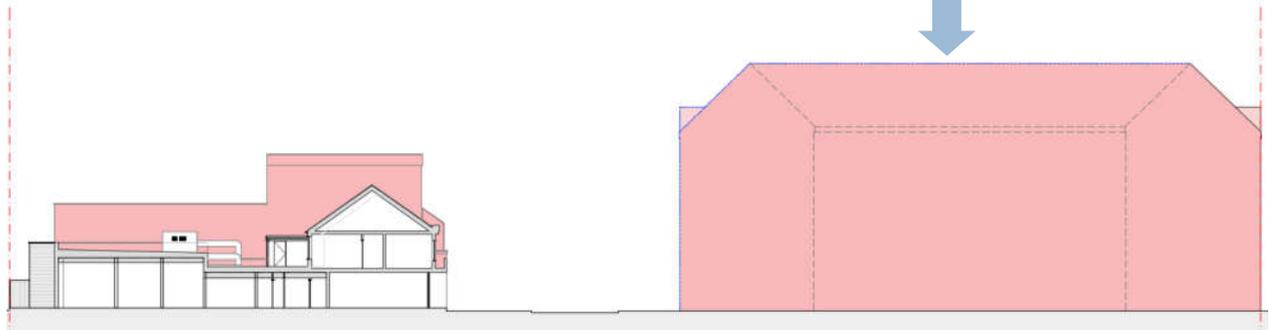


Fig. 7 - Street section showing existing surrounding environment

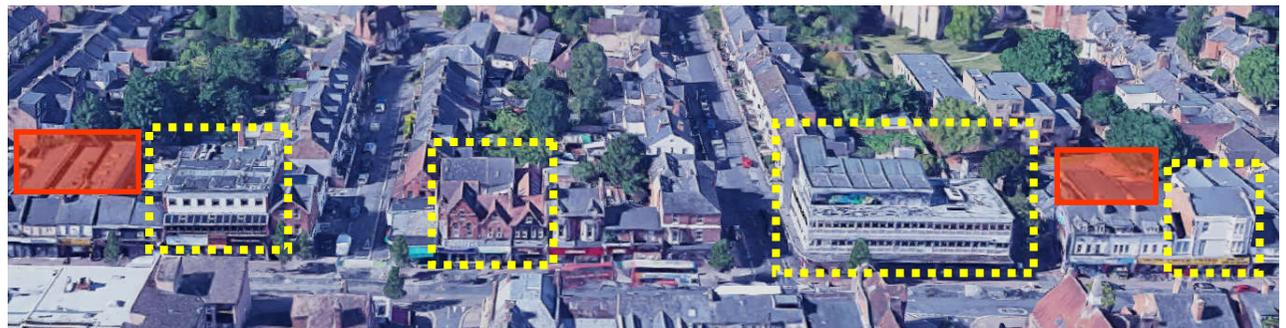


Fig. 10 - Site context. Massing view

3. DESIGN

The entertainment use is located at the ground floor area and is classed as 'Sui Generis' use, whereas the first floor is categorized as Class E - Commercial, Business and Service.

The existing ground floor layout is to be retained, with the establishment and leisure activity within this level. A first floor terrace is proposed, which will be used to enhance the existing function of The Bullingdon.

It is also proposed to extend the offices use at the top floors, where new floor area is to be created. The existing stairs would be extended up to service the new office spaces.

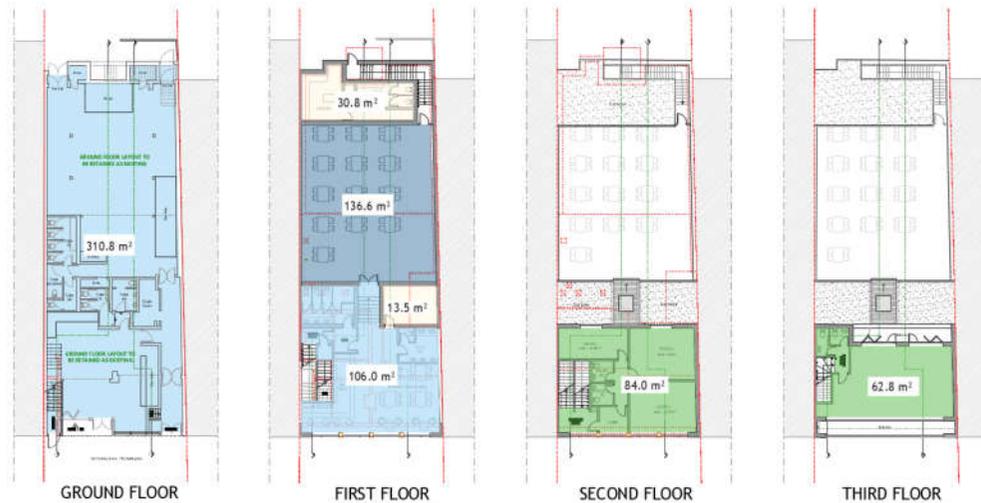


Fig. 11 - Floor areas divided for leisure use at lower levels and offices located at the 2 upper levels

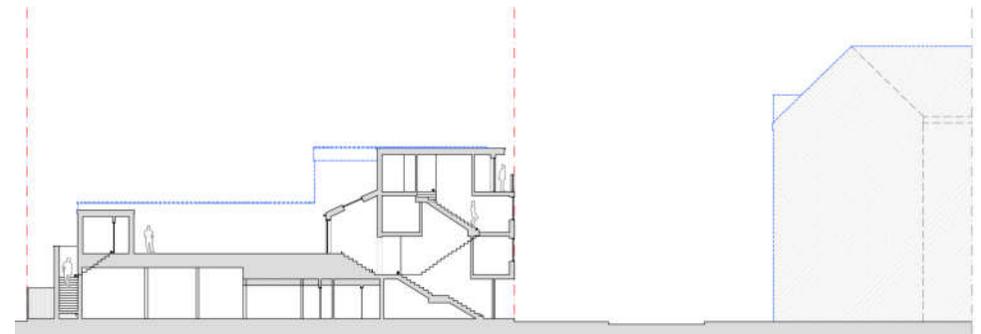


Fig. 12 - Street section showing proposed design



Fig. 13 - Proposed Front Elevation

Fig. 14 - Proposed Rear Elevation

The proposed increased height on the street frontage will result in a 4 storey construction. This is in keeping with the adjacent building. The front elevation will be predominantly brick, with some areas of glazing.

The top floor accommodation is set back slightly from the frontage, which creates space for a small terrace overlooking the Cowley Road. Zinc is proposed as a cladding material.

The rear elevation is predominantly constructed in brickwork. The roof covering to the main stepped access from the internal area to this outside part is proposed in a traditional slate.

4. ACCESS

The proposed development keeps in place the original main entrance at the front elevation to the ground floor area, where the existing internal layout is to be retained. Nonetheless, it is proposed this existing opening to be shortened by 450mm that would allow the erection of a new staircase in accordance with the Building Regulations and Standards.

Additionally, it is proposed a new access to the rear side of the building, with the erection of a new external stairs that leads directly to the outside terrace above the ground floor.

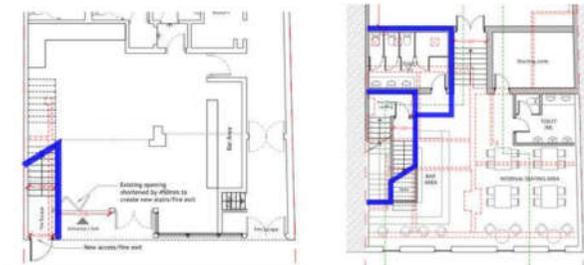
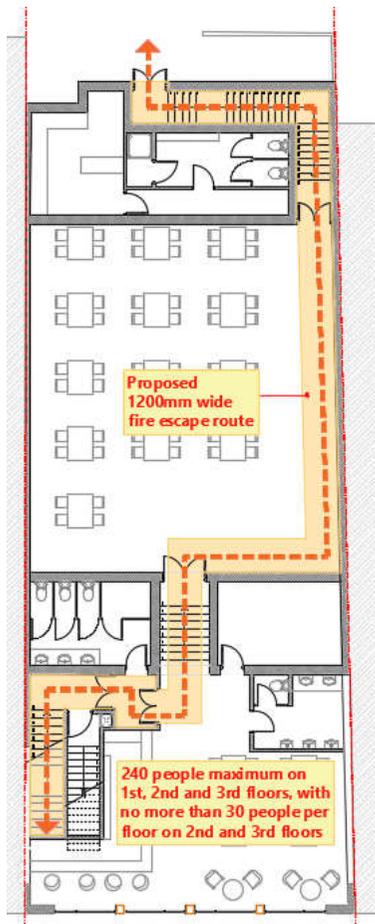


Fig. 16 - Ground Floor and First Floor Plan.
Protected staircase

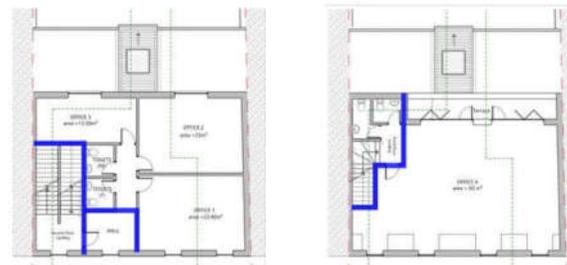


Fig. 17 - Second Floor and Third Floor Plan.
Protected staircase

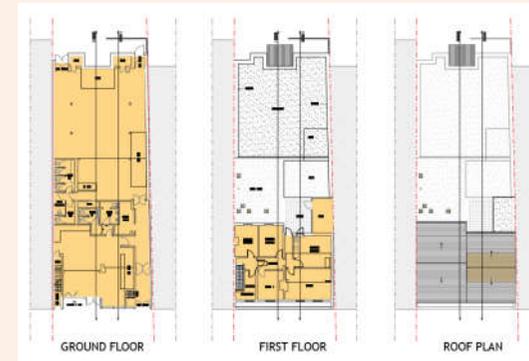


Fig.15-Existing internal floor area vs new proposed floor area.

The existing ground floor is to be retained, while the proposal seeks for an upgrade and extension of the drinking establishment and offices.



Fire Safety regulations have been considered at this stage. The proposed first floor has 2 exits, one route being external with a dedicated exit to ground floor.

Maximum occupancy is limited to 240 people, with the offices restricted to a maximum of 30 people per floor. Corridor widths, door widths and clear openings will comply with the requirements in accordance with the specific regulations. The proposed internal layout is also in accordance with the standards, and the level access is provided through the proposed protected staircase.

Furthermore, either the drinking establishment and the offices layouts have been designed with the number of toilets and associated facilities on demand of the standards.