

PLANNING STATEMENT

89 Rose Hill, Oxford, OX4 4HT

This proposal is for the creation of 8 single dwelling apartments at 89 Rose Hill in Oxford.

The building is currently let utilising a temporary exception of HMO license for 16 occupants, it has been used in many ways over the years and extended into the 11 bedroom property as it currently stands. The current use class for the building is a residential institution for people of religious stature (Convent). In early 2020 [REDACTED] the property was put on the market.

Previous to being a Convent the building was run as a hostel and a guesthouse. Due to previous development on-site, the property boasts more than adequate square footage, is on large grounds, has ample parking spaces with easy level access.

The location of the property provides easy access to many local amenities with great transport links. It is primly located on the main bus route into the city of Oxford, to the business and science districts with the Ring Road and A40 only a stone throw away.

This planning proposal has very minimal alterations to the current building, ensuring the fenestration and current appearance of the building are not compromised, providing minimal disruption to residents and the local area.

There is a high demand for affordable housing in Oxford, we feel this proposal has the potential to ease this, contributing several units of high-quality accommodation to the city's housing stock. The development offers sustainable outcomes, with the potential for an integrated communal heating system and renewable on-site energy generation by economies of scale.

The property is ideally located, with the potential to create eight high-end apartments to meet the demand for housing for students and professionals in Oxford. The foundations for the proposed development are there, with minimal structural work needed to carry out this proposal.