

DESIGN & ACCESS STATEMENT



38 Boulter Street, Oxford OX4 1AX

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1.0 Introduction

The proposal will take the form of a loft conversion with two pitched roof dormers to rear elevation deriving from the direct needs of a growing family. The proposal will be of a scale which meets the guidelines for a loft conversion as shown on the Oxford city Council.

2.0 Site Description

The application site is located on Boulter Street, a road which runs perpendicular to St Clement street. The property is part of a street of terrace houses in which have an array of loft conversions. The property is currently used as a 2 bedroomed family home and upon completion the house will increase to a 3 bedroomed property, meeting the needs for a growing family.

4.0 Proposed Development

The loft conversion will consist of two pitched roof dormers to the rear elevation, comprising of one additional bedroom with ensuite. The proposed rear dormer style is symmetrical within the original pitch of the roof and is in line with guidance in terms of the set back from the eaves and ridgeline. The dormer will be clad with slate tiles to match the colour of the existing roof tiles. The front roof slope will accept 3 no. conservation velux windows. These will not present any privacy issues as the application site directly faces the road and does not give viewpoints of any neighbour's gardens. There will be no impact on light to either neighbour and the loft conversion will be sympathetic with respect to the houses in the surrounding area in which already have loft conversions.

The proposed development is typical of the area and can be found in abundance. The following planning applications are referred to as similarities/equivalents in the compilation of this planning application: Most notably as the subject property was also a top floor flat.

- 15/03713/FUL – 37 Boulter Street, OX4 1AX – 2no rear dormers applied and accepted.
- 09/02420/FUL – 32 Boulter Street, OX4 1AX – 2no rear dormers applied and accepted.
- 03/02330/PDC – 19 Boulter Street, OX4 1AX – 2no rear dormers applied and accepted.
- 20/02914/FUL - 19 Boulter Street, OX4 1AX – 2no rear dormers applied and accepted.

5.0 Sunlight/Daylight Assessment

We have designed the proposed loft conversion to respect both the privacy and amenity of neighbouring properties and amenity space. Our proposals and submitted application have been carefully designed to conform with both local planning authority policy and BRE daylight criteria.

6.0 Access

The proposed loft conversion will not affect the existing Parking and access will not be affected by the proposal.

7.0 Summary

The proposal should be considered acceptable for the following reasons; the proposed roof extension by size scale and design is in keeping with the guidelines provided on the Oxford City Planning Portal. As such the proposal will not be detrimental to the character and appearance of the surrounding area. It would not represent an incongruous feature in the surrounding pattern of development. Its form, size and overall appearance would be similar to the above examples already approved within the local vicinity. The proposal is designed in such a way that it will have no adverse impact on the neighbouring amenities of the street scene.

8.0 Contractor Commitment & Contact Details

As a conscientious contractor undertaking a significant number of conversions within the local area, we are keen to work with the local authority in order to achieve a sympathetic conversion which meets both the requirements of the local authority but also provides our client with the much needed space to improve the standard of family life. With this in mind, should the nominated planning officer wish to discuss or change any elements of the design, I can be reached on:

Phillip Hunt (Architectural Technician)

