

## DESIGN & ACCESS STATEMENT

Full planning application for:  
21 Old Marston Road, Marston  
Oxford  
Oxon  
OX3 0JR  
D. Jones



Marlborough House  
High Street  
Oxford  
OX5 2DN

T: 01865 842922  
F: 01865 841009  
E: [design@col-hicks.co.uk](mailto:design@col-hicks.co.uk)

Rev: A (16<sup>th</sup> April 2021)  
25<sup>th</sup> November 2020

## **CONTENTS**

### **1.0 INTRODUCTION**

### **2.0 CONTEXT & LOCATION**

### **3.0 EXISTING BUILDING**

### **4.0 DESIGN STRATEGY**

### **5.0 AMOUNT & LAYOUT**

### **6.0 SITE LAYOUT**

### **7.00 CILS**

### **8.00 DAYLIGHT ANALYSIS**

### **9.00 CONCLUSIONS**

## **1.0 INTRODUCTION**

- 1.1 This statement has been prepared to accompany Full Planning Application for 21 Old Marston Road, Marston.
- 1.1 The property is within the jurisdiction of Oxford City Council. The house is not listed, nor it is in the Conservation Area.

## **2.0 CONTEXT & LOCATION**

- 2.1 The application site is located on Old Marston Road, a secondary road in the residential area of Marston to the northeast of the city of Oxford. The road is a thoroughfare and connects the Marston Road with the Marston Ferry Bypass leading to North Oxford.
- 2.2 The road is a route for public transport, with stops close to the site. In its wider context the area is well connected to major transport routes around Oxford as well as close to local retail centres and the JR Hospital.
- 2.3 The street scene combines of a row of shops to one end with 2 storey residential properties elsewhere in the vicinity.
- 2.4 The dwellings are set back from the highway, the houses have front garden (many of which are converted to parking areas). On one side there is a grass verges and trees. They are generally two storey semi-detached properties with characteristic bay windows and hipped roofs. Properties are finished in a pebbledash render finish with brick quoin detailing to the corners. The properties are regularly spaced with small gaps between. Off street parking is generally provided to most houses with some space to front gardens used as parking space.

## **3.0 EXISTING BUILDING / SITE**

- 3.1 The property is a two-storey semi-detached dwelling constructed of pebbledash render finish with brick quoin detailing to the corners. It has a plain concrete tile hipped roof, and white upvc windows.
- 3.2 The front drive provides off street parking for two cars. The plot has a generous 27m long rear garden.
- 3.3 The property is currently a HMO as per approved 19/03906/HMOLIC.

#### **4.0 DESIGN STRATEGY**

- 4.1 The proposal is to convert the existing HMO to create 2No. one bed units.
- 4.2 A key part of the strategy is to retain the important aspects/character of the property, such as the characteristic bay window.
- 4.3 We propose to retain the existing footprint and building envelope.
- 4.4 A Juliet balcony to the existing rear extension will be added and a side entrance to one of the units.

#### **5.0 AMOUNT AND LAYOUT**

- 5.1 The existing house footprint, 46sqm in total, will not be increased. The property site is 294sqm.
- 5.2 The new layout includes a 41.1sqm 1-bedroom ground floor apartment and a 49.1sqm 1-bedroom first floor apartment.
- 5.3 Minor alterations will be carried out internally.
- 5.4 Both units are designed to optimize the use of the existing window openings and at the same time ensuring good amounts of natural daylight into habitable rooms.

#### **6.0 SITE LAYOUT / ACCESS**

- 6.1 Separate access will be provided to the apartments to increase their privacy, existing front door is retained to access unit 2 and new side entrance for unit 1.
- 6.2 One off road parking will be allocated for each unit.
- 6.3 The garden will be communal so that both apartments have outdoor amenity space.
- 6.4 Additionally Unit 1 will enjoy a small private garden.

#### **7.0 DAYLIGHT ANALYSIS**

- 7.1 The proposal will not affect the neighbour right to light as we are retaining the same footprint. See drawing 2024-010B.

- 7.2 The new Juliet balcony faces to the rear and ensures that there is no overlooking to properties to either side, perceived or otherwise.

## **8.0 CILS**

- 8.1 The proposal does not add any sqm of GIA to the existing house and is therefore below the CILS threshold.

## **9.0 CONCLUSIONS**

- 1.1 The proposal does not affect the daylight or reduce the private amenity space of the neighbours.
- 1.2 It is considered that the proposal is in keeping with the local character.