

R I A C H
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Design and Access statement in support of:

HOUSEHOLDER PLANNING APPLICATION

for the demolition of existing lean to and replacement with new
ground floor rear extension with courtyard

At:

83 James Street, Cowley, Oxford OX4 1EX

1887_DA.01

1.0 The Application

1.1 Application Description

This statement is offered in support of the householder planning application for:

- Demolition of existing lean to and replacement with new ground floor rear extension with courtyard

1.2 Supporting Drawings

The proposals are set out in the application drawings listed below:

- 1887_100 – Location Plan
- 1887_101 – Existing Site Plan
- 1887_102 – Existing Plans
- 1887_110 – Existing Front & Rear Elevations
- 1887_111 – Existing Side Elevations
- 1887_201 – Proposed Site Plan
- 1887_202 – Proposed Plans
- 1887_210 – Proposed Front & Rear Elevations
- 1887_211 – Proposed Side Elevations



1. Front view of 83 James Street and neighbours (above)
2. Rear view of 83 James Street with existing lean to (below)





3. Views of the front, and access to neighbouring 82 James Street

2.0 The Site and Surroundings

2.1_ Location and Site

The proposal relates to 83 James Street, which is situated in Cowley, south-east Oxford. It is currently a residential property that serves as a small HMO. The house faces James Street with a north-west orientation and benefits from a long south-east facing rear garden.

James Street is mainly a residential street with medium to large Victorian properties that have small front gardens. Most front gardens on the north-west side of the street have been fully paved and used for bins and bikes storage. The opposite side, predominantly residential, is characterised by medium to large size residential properties with similar front gardens.

The existing elevations on both sides of the road are mainly Victorian, showing a chromatic variation in brickwork. Some of the original brickwork has been painted or rendered. The height of the existing buildings is mainly based on a two-storey structure with ground floor, first floor and loft. Some exceptions have an additional second floor, such as the adjoining 82 James Street.

83 James Street is not a listed building nor part of a conservation area and there are no TPOs affecting the property. We note that 83 James Street is in Flood Zone 1, an area with a low probability of flooding.

2.2_Planning History

The following was obtained from Oxford City Council's public access website:

- 19/01250/CEU | Application to certify that the existing use as a House in Multiple Occupation (Use Class C4) is lawful development – approved
- 19/01974/H42 | Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.85m – permission required

The application for prior approval was made in 2019 (ref. 19/01974/H42) for a single storey rear extension. There was one objection raised by a neighbour, which referenced increased noise levels. However, this application is for the extension and alteration of an existing residential property and it is not proposed to increase the number of occupants. Therefore, we do not anticipate any adverse or additional noise due to the property's continued use as a residential dwelling.

It was ultimately determined that the proposals would require planning permission. However, this was only because the proposals did not comply with permitted development. In forming their response, the planning officer assessed the proposals and suggested the impact on amenity, daylight and noise, as well as the scale and massing of the proposals would likely be acceptable in terms of neighbouring amenity.

The current proposals present an alternative scheme to that submitted before, which further minimises the impact on neighbouring amenity by ensuring a gap is retained between the proposed extension and the boundaries shared with the adjoining neighbours. As such, the proposed extension is considered to be an appropriate addition that will improve the quality of accommodation.

3.0 Existing Building

The existing property functions as an HMO and provides five student bedrooms, two shower rooms and a small kitchen-dining area with access to the rear garden.

The applicant is looking to improve the quality of the accommodation and create spacious, more functional living facilities by enhancing the communal areas and improving the relationship between the internal and external spaces through a sensitively designed rear extension.

During the pandemic, new requirements and standards have defined home living and working. The current property no longer provides optimal accommodation to suit the everyday needs of its inhabitants, who will be living and studying in the property.

4.0 The Proposal

4.1 Outline

The proposed extension will create a functional space fit for both family and communal living and is designed to be well balanced and considerate towards the original property and its adjoining neighbours.

The extension will replace the existing lean to while creating an additional 10.6m² internally and improving the spatial quality of the communal area. A new proposed courtyard ensures that Bedroom 2 still benefits from natural light and ventilation, and the new kitchen and dining areas benefit from the existing side facing window and the proposed courtyard door as well. The proposed extension is set back from the boundary on both sides to ensure there is minimal impact on the adjoining neighbours.

The proposed extension will be built of insulated cavity walls and finished externally in brickwork to match the original building. Large sliding doors will open towards the rear garden and improve the relationship between the internal and external spaces.

The proposed roof alterations present an opportunity to improve the uncomfortable relationship between the misaligned rear lean to projections of 83 James Street and 84 James Street. The proposals are designed to mimic and extend the adjoining lean to of 84 James Street, and form a purposeful junction between the lean to and the projecting rear gable. The proposed roof will be finished in slates to match the existing.

The proposed extension will benefit from improved thermal performance, natural lighting, and ventilation.

4.2_Materials and appearance

On the street facing elevation, the appearance of the building remains unchanged.

The alterations proposed on the rear elevation will be formed in red brickwork and roof slates to match the existing materials.

The proposal seeks to improve both the interior and exterior appearance and quality of the accommodation while being considerate to the existing building. The design proposal is a quality architectural proposal, balancing a creative layout with the demands of the existing site, building and context.

4.3_Amenity Space

83 James Street benefits of a south-east facing rear garden of a good size. The sliding rear doors and large glazing will open the new living space

towards the garden and improve the relationship between the internal and external spaces.

The property is in walking distance of large green spaces and parks, such as Christchurch Meadow, Angel & Greyhound Meadow, Oxford Botanical Gardens and Arboretum, Manzil Way Gardens, and Florence Park.

4.4_Planning Policy

This proposal has been developed in line with all salient-planning policies contained in the National Planning Policy Framework and the Oxford Local Plan 2036.

Design guiding policies:

- **Policy H14:** Privacy, daylight and, sunlight

There will be no overlooking or impact on the privacy of the adjoining buildings, and the proposals will not affect the daylight received by them.

- **Policy H15:** Internal space standards

The proposals provide good quality living accommodation and the proposed open plan kitchen, dining and seating area complies with the national space standards.

- **Policy H16:** Outdoor amenity space standards

The existing property benefits from a large south-east facing rear garden. The proposals will have minimal impact on the rear garden and the occupants will still be able to benefit from its use.

- **Policy RE1:** Sustainable design and construction

The proposals will be designed to meet and, where feasible, exceed the energy performance requirements set out in the Building Regulations 2010. Appropriate renewable and sustainable energy strategies will be considered as part of the detailed design.

- **Policy RE7:** Managing the impact of development

The proposed extension will not adversely impact the amenity of the neighbours or residents within the vicinity, nor will it impact the transport links.

- **Policy DH1:** High quality design and placemaking

The scheme demonstrates a high standard of design that responds to and improves upon the existing building.

- **Policy DH7:** External servicing features and stores

The existing property benefits from bin and bicycle storage

5.0 Sustainable Design Strategy

5.1 Strategy

The following are key sustainability objectives for the project:

- Make efficient use of the existing building while making the existing building more sustainable through small internal and external alterations (Ground Floor)

- Where appropriate, the introduction of measures to improve the thermal performance of the building fabric using insulation and measures to improve air-tightness. (Ground Floor – Extension)
- Where appropriate introduce new glazing to facilitate natural light and ventilation (Ground Floor - Kitchen/ Living/ Dining)
- The proposed extension will be designed to conform to, and where feasible, exceed current Building Regulations.
- Improving an existing property in a highly sustainable location with access to numerous facilities
- Existing materials will be cleaned and reused where possible
- New materials will be locally sourced and have low VOC emissions where feasible
- Energy saving devices, appliances and fittings will be specified

6.0 Noise Assessment

The proposals are for an extension and alterations to an existing residential property. As such, we do not envisage any adverse or additional noise pollution given the property's continued use as a residential property.

7.0 Daylight Assessment

All efforts have been made to ensure that the proposal does not impact neighbouring properties, their outlook and amenity.

The scale and massing of the proposals are appropriate. Given the position of the proposed extension set back from the boundaries, the low eaves and the orientation of the gardens, the daylight received by the neighbouring properties will not be affected.

8.0 Summary Statement

This application seeks permission to extend upon the existing property by 2m to the rear and form a partial side return extension, expanding and improving upon the existing kitchen and creating dedicated seating and dining areas.

This is a carefully considered scheme that will improve the quality of accommodation for the occupants. The proposed extension will form a rear facing gable. It takes cues from the surrounding area and uses materials to match the existing house and adjoining properties, including red brickwork and slate. The extension presents an opportunity to improve the thermal performance of the building as a whole, reducing its energy requirements.

The proposals conform with all salient policies set out in the Local Plan, Core Strategy, Site and Housing Plan and any other SPDs for a residential development in the site's locale and is considered to be an appropriate extension of high quality design, improving upon an existing residential property. As such, it is intended that the submitted scheme can be fully supported and permissions applied for granted.