

# 332 Abingdon Road, Oxford

## Planning Application - Design & Access Statement

Revision PL1 - 12th October 2023

### 1.0 Introduction

This design and access statement is prepared to accompany the planning application for:

332 Abingdon Road  
Oxford, OX1 4TQ

The proposed development is for the **'extension and refurbishment of existing building'**.

332 Abingdon Road is a single-storey commercial unit currently located to the rear extent of its plot fronting Abingdon Road. The proposal is to refurbish and extend the existing building to accommodate the applicant's growing business and to make better use of the space that the site provides.

The application seeks full planning permission and provides all details of the proposed development. This Design and Access Statement provides an overview of the proposal and summary of the relevant issues related to the development of the site.

The application includes relevant architectural drawings, alongside a Statement of Need. A flood risk assessment is also included to support the application, carried out by Forge Engineering Design Solutions Ltd - a summary of which is included in this Design and Access Statement.



332 Abingdon Road - site location plan

## 2.0 The Site & Existing Building

The existing building is a single-storey commercial unit with a pitched gable roof that faces Abingdon Road. It occupies the rear of the site and it is located on Abingdon Road. The site is surrounded by taller buildings either side along Abingdon Road. The surrounding properties are generally two-storeys with pitched roofs, accommodating commercial use at street level with residential accommodation above overlooking the road. Unconventionally for the area, the existing building is positioned at the rear extent of the plot and a large car park occupies the front of the site. The site boundaries are delineated as follows:

- Street frontage (east site boundary): white painted metal railing and gate. Access to Abingdon Road is created by a drop kerb.
- Side boundaries to adjacent properties (north and south boundaries - No.330 and No.334/336 respectively): blank side elevations and garden walls and at the back by a brick wall. A covered bus stop is located to the Northern part of the site just in front of No.330.
- Rear boundary (west boundary): small hard-standing area to rear of the existing building, bounded by a full-height wall

The dwellings in this area are predominantly built with red bricks and painted render and have tiled pitched roofs. There is a mix of timber and u-PVC framed windows with occasional shop frontage fenestration for commercial and mixed-use plots, like the application site and the two adjacent buildings.

The CPZ does not affect the site.

The site benefits from several nearby shared amenity spaces, and is well connected to Oxford by a bus route along Abingdon Road.



Existing Abingdon Road street frontage



332 Abingdon Road - Front Elevation



No 334/336 - Side elevation (northern boundary)

No 330

No 334/336



View from site towards Abingdon Road, showing car park to the site frontage



No330 - Side Elevation (South)

### 3.0 Planning History

#### Ref. 22/02662/FUL

Description: Erection of a single-storey front extension to create additional commercial, business and service use floor area with street frontage for use as a printers (Use Class E(g)). Provision of car parking. Associated landscaping and boundary treatments.

Status: withdrawn (July 2023)

#### Ref. 22/00762/FUL

Description: Demolition of the existing commercial unit and construction of a replacement retail unit and 3 x 1 bed flats

Status: withdrawn (May 2022)

#### Ref. 04/02373/FUL

Description: Demolition of single storey retail unit. Erection of 2 storey mid terrace block of 2 x 1 bedroom flats and 3 bedsits. Covered access-way to 4 parking spaces and cycle/bin store at rear. Provision of one on-plot car parking space in front garden

Status: refused (January 2005)

Refusal reasons:

- Loss of A1/ retail use in neighbourhood shopping parade
- Failure to provide a flood risk assessment
- Failure to provide adequate private amenity for 5 proposed units
- Impact upon neighbouring residential accommodation at No.334/336 Abingdon Road

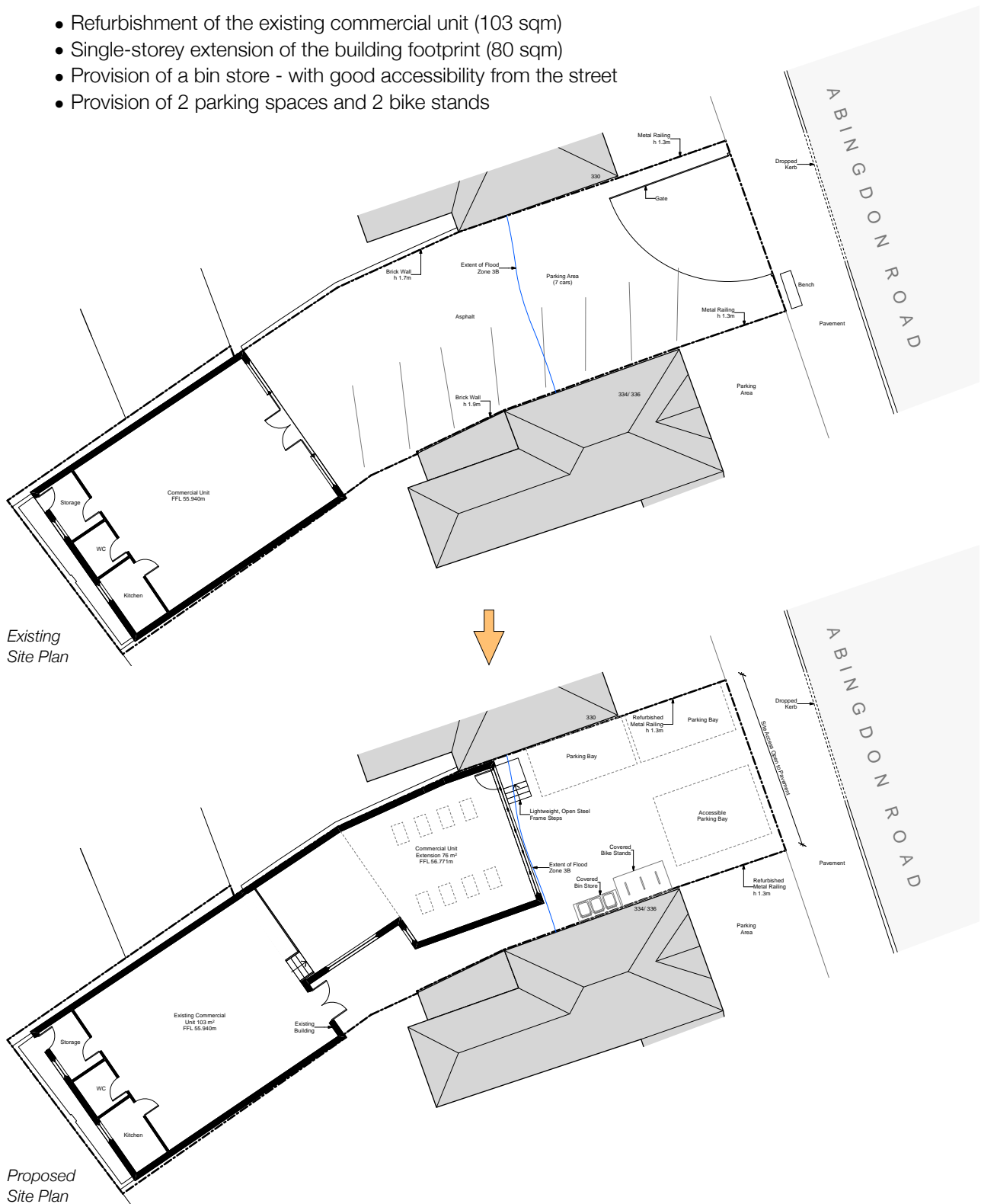
Other planning applications are recorded on the OCC planning database but they are all of a relatively historic nature.

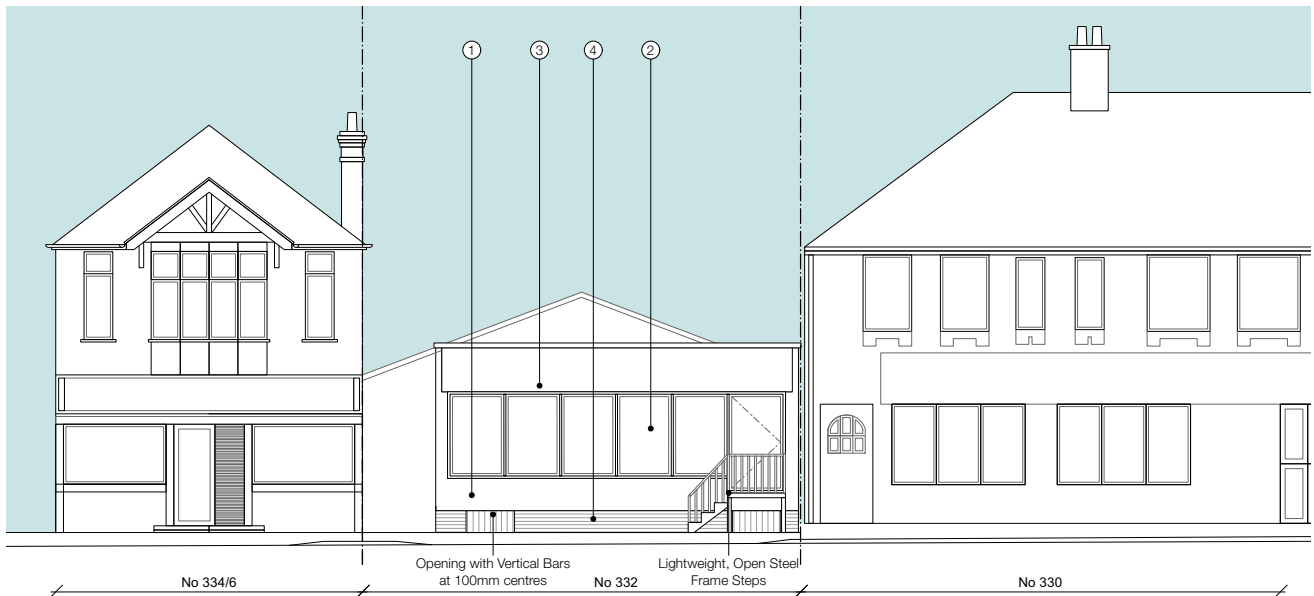
## 4.0 The Proposal

The proposal is to refurbish and extend the existing building with a single-storey extension, providing a total commercial floorspace of 183sqm. The proposed use will be as office space for the applicant's commercial printing business. A Statement of Need is enclosed separately to support the application, and outlines details of the applicant's business, its operations and its need for a larger premises to support the business' growth.

The proposed alterations changes can be summarised as follows:

- Refurbishment of the existing commercial unit (103 sqm)
- Single-storey extension of the building footprint (80 sqm)
- Provision of a bin store - with good accessibility from the street
- Provision of 2 parking spaces and 2 bike stands





*Proposed east elevation (Abingdon Road)*

The proposed extension will be set back from the street by 12 metres. Adjacent buildings are set-back from the street by 5.5 metres. As such, the proposed extension will be visually subservient along the Abingdon Road street scene as a single-storey building that is set further back than the adjacent buildings either side.

A simple material palette is proposed for the single-storey extension. Render is proposed as the primary external-facing material to visually match the appearance of the existing building. Tall glazing to the street facing elevation will give views out and to increase visibility and connection with the street.

## 5.0 Flood Risk

The proposals have been designed in collaboration with a drainage engineer to ensure that proposals comply with the local planning authority's guidance on flood risk. A separate flood risk assessment, evacuation plan and SuDS strategy have been produced by Forge Engineering Design Solutions Ltd and are enclosed separately to support the application.

In summary, proposals have been developed in response to local planning authority guidance and pre-application feedback from the council's drainage officer, as follows:

- Building proposals located outside of flood zone 3b
- Proposed floor level of the new development established at 600mm above the design flood level
- All floodplain volume lost (up to the design flood level) as a result of the building compensated for with the use of a void below the building, as well as openings to allow water in and out as advised.
- Flood warning/evacuation plan submitted.
- A SuDS strategy submitted, detailing how storm events will be managed up to and including the 1 in 100y + 40% climate change allowance

## 6.0 Summary

This application seeks full planning consent to extend the existing commercial unit and provides full details so that this proposal can be assessed in respect of the current planning policy requirements.

It conforms with the salient policies as described in the local plan and NPPF for a small scale development and is considered to be an efficient use of under-developed land.

The application site is a brownfield site, primarily used for vehicle parking. The single-storey building at the rear of the site, in conjunction with the parking area, fails to make efficient use of the site. The proposed new extension will improve the street scene and will allow the applicant's growing business to expand.