



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449

<https://www.mektownplanningconsultants.co.uk>

DESIGN AND ACCESS STATEMENT For

Conversion of the property into 2 x self-contained flats with associated car parking, bicycle parking, bin storage and recycling, rear dormer window, boundary timber fence, and extension to existing dropped Kerb.

At

26 Alice Smith Square Oxford, Oxfordshire, OX4 4NF

Date: 27 October 2023

Ref: 26ASQ/1

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1.0. Site: The application property relates to No. 26 Alice Smith Square Oxford Oxfordshire OX4 4NF

2.0. Proposal: Planning permission is sought for the conversion of the property into 2 x self-contained flats with associated car parking, bicycle parking, bin storage and recycling, rear dormer window, boundary timber fence, and extension to existing dropped Kerb.



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- 3.0. Scale:** The existing single dwelling three-bedroom house would be subdivided into two-self-contained flats.

Flat A -Ground Floor Level

- 3.1. The ground floor flat would be two-bed and would be for 3-person occupancy. The Gross Internal Area (GIA) would be 80.88m² which complies with national space standards. Storage is inbuilt as demonstrated on the layout plans.
- 3.2. This unit would have two-cycle parking spaces and 1-car parking spaces. Car parking is to the front drive-way and bicycle parking is located to the rear. This compliance with parking standards for new developments for Oxfordshire County Council.
- 3.3. The unit will have a private amenity space of 66.82m². This would be to the rear of the property as demonstrated on the proposed block plan.
- 3.4. Bin storage and recycling facilities would be provided to the front drive-way.

Flat B -First and Loft Floor Level:

- 3.5. Flat B sits at first and loft space. It would be a 3-bedroom flat for 4 people. The Gross Internal Area (GIA) would be 86.28m² which is in excess of the 84m² required to comply with national space standards for dwellings proposed at two-storey floor levels. Storage is inbuilt as demonstrated on the layout plans.
- 3.6. This unit would have two-cycle parking spaces and 2-car parking space. Car parking is to the front drive-way and bicycle parking is located to the side. This compliance with parking standards for new developments for Oxfordshire County Council.
- 3.7. The unit will have a private amenity space of 69.88m². This would be to the side garden of the property as demonstrated on the proposed block plan.
- 3.8. Bin storage and recycling facilities would be provided to the front drive-way.
- 3.9. Timber fence of 1.7m² would be installed around the side garden to private privacy to any future occupants.

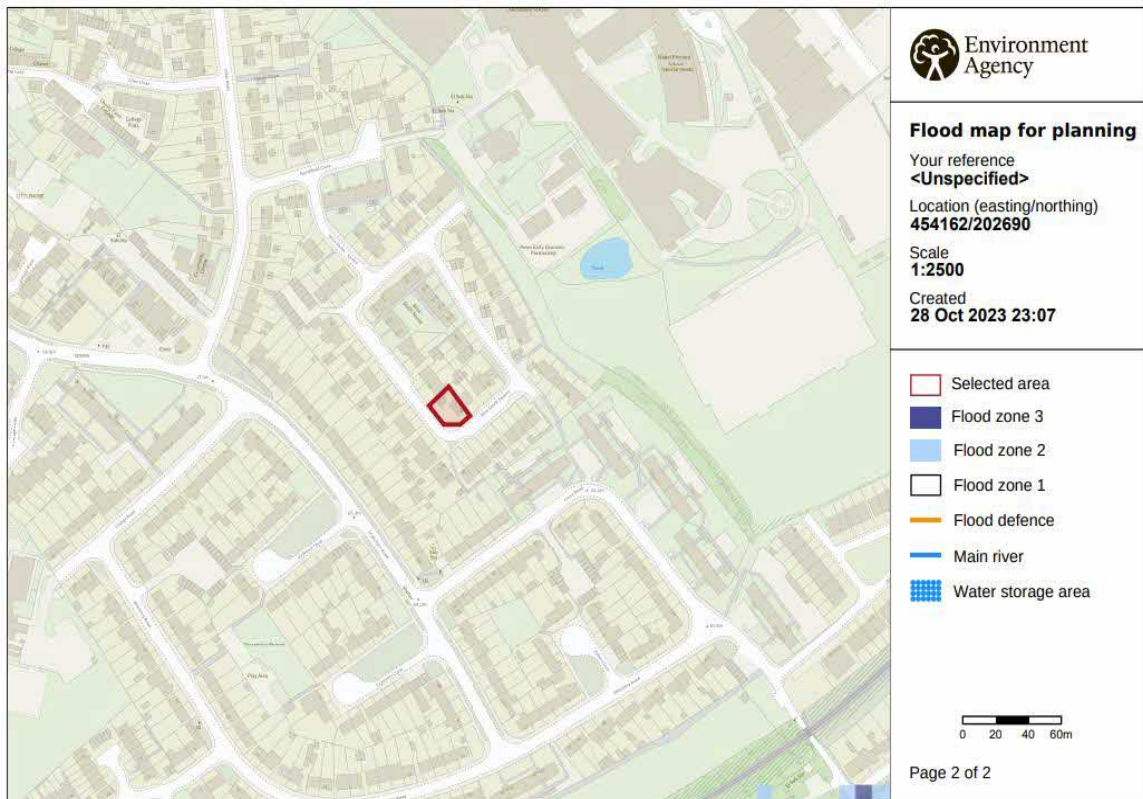


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- 4.0. Flooding:** The site is within Flood Risk Zone 1 – an area with a low probability of flooding, as such no need for flood risk assessment.



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- 5.0. Noise Impact:** No plant or any AC or other noise generating plants are proposed. The proposal is for the subdivision property into two-self contained flats. Insulation would be installed within partition walls, floors and ceilings to mitigate against any structural noise transmission. The layout design was also carefully considered in terms of stacking arrangements to ensure noise transmission between ground and upper floor flats is minimised. Further details would be addressed via the building control legislation
- 7.0. Design and Form:** The design of the layout of the flats and the roof extension including dormer windows would complement the character and appearance of the host building and surrounding area in terms of use of materials, form and siting. The front elevation would remain unaltered. Bin facilities follow the prevailing pattern along the streetscape. The proposals are acceptable on these grounds.



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- 8.0. Landscaping:** The existing landscaping and tree outline on the site boundaries would be retained and additional landscaping including permeable surfaces would be introduced.
- 9.0. Conclusion:** The proposals would comply with the development plan policies and all the other material considerations have successfully been addressed as demonstrated on the submitted layout plans. It would therefore merit approval in planning decisions on those grounds.