

JESSOP & COOK
ARCHITECTS

Design, Access and Justification Statement



for

Change of use, proposed
extensions and internal
reorganisation

at

169 Oxford Road
Oxford
OX4 2ES

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Introduction

This design, access and justification statement forms part of the application to vary Condition 4 of planning application 12/00281/VAR for No. 169 Oxford Road. This is to change the restriction on the number of homeless persons from 4 to 5 people, allowing Emmaus Oxford to increase their provision for much-needed supported homelessness housing.



Location Plan

PART 1 | Assessment

Emmaus Oxford provides support and accommodation for people experiencing homelessness within the city, and they have been situated at No. 171 and No. 169 Oxford Road since the mid-2000s.

As an annex to No. 171, No. 169 currently has permission (under variation 12/00281/VAR) to be used for accommodation by ex-homeless people (Class C2 - Supported Housing). This application is to vary Condition 4 to increase the accommodation provision from 4 to 5 homeless persons.

No. 169 is a semi-detached, two-storey, mid-century house on a street of similar semi-detached houses with some alterations and additions. It consists of a porch, living room, hallway, kitchen, bedroom, WC and conservatory/sun room on the ground floor and a landing, 3 bedrooms and a bathroom on the first floor. It has a red brick facade, front bay windows, front extrusions and hipped roofs in clay tiles with a brick chimney stacks at the ridge-lines.

Planning History:

As part of the planning application for No. 171 Oxford Road (05/00723/FUL), Emmaus received permission via Condition 4 to use No. 169 as an annex to house wardens. This condition was later varied (12/00281/VAR) to allow for use as accommodation by ex-homeless people.

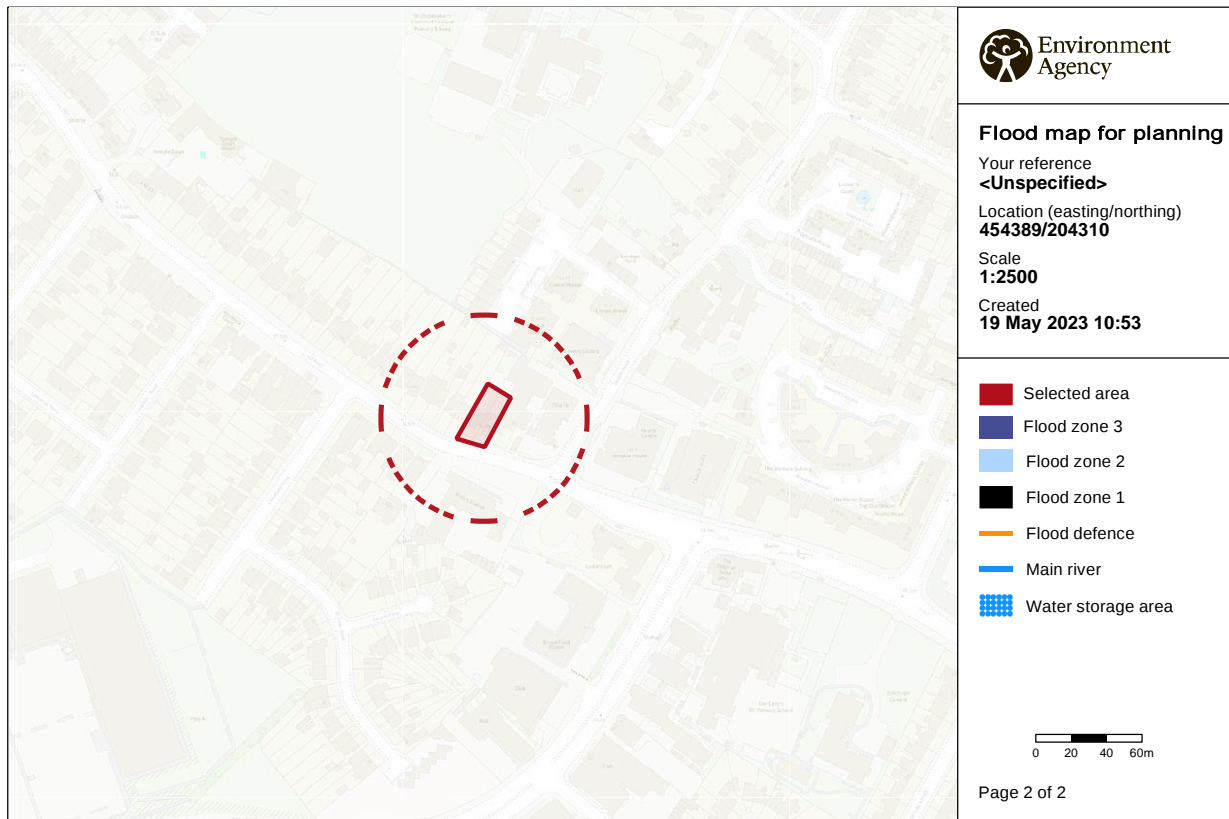
As advised following pre-planning application 23/01246/PAC, an application for change of use for No. 167 and extensions and alterations to No. 167 and No. 169 has been submitted separately with this application .



View of 167/169 Oxford Road

Flood Risk Assessment:

According to the Environment Agency's website, No. 167 and No. 169 Oxford Road are located in Flood Zone 1. Land and property in flood zone 1 has a low probability of flooding.



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Flood Map accessed from the Environment Agency's website 19/05/23

PART 2 | Design and Accessibility

The design and accessibility of the proposed development have been discussed in the application for change of use for No. 167 and extensions and alterations to No. 167 and No. 169 which has been submitted separately with this application.

PART 3 | Conclusion

Following the above assessment, we believe the proposed works are beneficial to the area, as they will enhance and increase accommodation for Emmaus Oxford, thus expanding their ability to tackle homelessness in Oxford.