



designboard
architectural services

DESIGN & ACCESS STATEMENT
Including
DAYLIGHT & SUNLIGHT ASSESSMENT
&
NOISE IMPACT ASSESSMENT

Change of use from dwellinghouse (Use Class C3) to
a house in multiple occupation (Use Class C4)
124 Waynflete Road, Oxford, OX3 8BN

INTRODUCTION

This Design Access Statement has been prepared by Design Board Architectural Services in support of a Full Planning Application for the Conversion of Dwelling (C3) to House of Multiple Occupancy (C4) at 124 Waynflete Road, Oxford, OX3 8BN.

PROPOSAL

The property is a two storey 3 bedroom dwelling. The proposal includes for the conversion of the property to a 5 bedroom HMO.

SCALE

The proposal has no increase in scale.

LANDSCAPING

The proposal has no associated landscaping treatment.

REFUSE

The current designated area is the front of the property, in keep with the neighbouring properties. The refuse area will be kept at the front as per existing, shown on the Plans.

USE

There is no alteration to the use type, as the property will remain as a dwelling therefore staying in C class use, but from C3 to C4. The difference being that the existing occupiers are for a 3 bedroom property, thus a property of 4-5 occupants. The proposed HMO will now accommodate 5 occupants maximum.

ACCESS

Access to the property will remain to the front of the property.
On-site parking is provided on the site for up to 3 vehicles as per existing.

DESIGN PHILOSOPHY

The philosophy behind the design has been to exploit the prominence of the site's independent location and provide a use which responds to the existing urban fabric, and at the same time is forward looking and traditional in design, and in its assessment of user needs. The incorporation of principles of sustainability both in the construction and operation of the building is a key objective.

The aim is to provide a service which will enhance the immediate environment whilst providing an opportunity for civic expression and pride. The proposed scheme will also provide a much needed housing opportunity which is in high demand.

APPEARANCE

No alteration to appearance.

AMENITY

The proposed area is in a residential area. Thus not out of character for the number of occupants that will use the property.

DAYLIGHT & SUNLIGHT ASSESSMENT

The use type will have no detrimental impact on daylight and sunlight to neither neighbouring properties nor affecting the impact on privacy or loss of outlook. The existing windows located on the existing building already ensure that adequate levels of daylight and sunlight reach habitable rooms.

NOISE IMPACT ASSESSMENT

The proposal seeks for the creation of a HMO and therefore will not create any new noise generating above those that would be generated by the neighbouring and existing property.

CONCLUSION

The conversion will provide much needed affordable housing in the area for individuals wishing to reside in this popular area. It will also benefit for key workers with local public transport routes and within walking distance from the town centre.

The proposal within this property is considered to be entirely appropriate to this road location, as this is one of the branches off the main street to the Town centre. It is considered that the level of activity resulting from the new HMO will not adversely impact on the character of the area or be harmful to the living conditions of nearby neighbours.

The application has an excellent transport link and well located in terms of its access to shops and other local services. Thus, it is considered that the level of activity resulting from the proposed change of use will not adversely impact on the character of the area or be harmful to the living conditions of nearby neighbours.

The sustainability issues will be satisfied, helped by the re-use of an existing building, the care to address the conservation of energy use and the proposed site working methods will result in proposed HMO causing a minimum of environmental impact on the surrounding area.

The impact of the proposal will have minimal effect on the area due to minor alterations, thus retaining the character of the building within keep alongside neighbouring units. The proposal is therefore considered to be acceptable in terms of policy of the Council's adopted Local Plan and should reasonably be granted permission. For these reasons we feel the local authority should support this application.