



Design & Access Statement

71 James Street
OX4 1EX
Oxford

30th November 2023

Existing site

71 James Street is a Victorian terrace house of 3 bedrooms (including loft conversion). The front elevation has red brick cladding and white timber sash windows with a small front patio garden. To the rear, the set back of the property is also clad in red brick while the outrigger and loft conversion are finished in unpainted render. There is a small brick outbuilding and a timber decking. Rear elevation contains a mixture of white timber sash windows and white u-pvc windows.

Planning History:

66/18096/A_H | Internal alterations and alterations to bedroom to form bathroom - approved Tue 25 Oct 1966 (Historic)

10/00968/PDC | Convert existing attic area into a habitable room by the addition of the following: A dormer to rear of the property A new staircase Possible bathroom facilities - approved Fri 30 Apr 2010

Proposal:

The kitchen in the existing property is currently undersized and does not meet the standards and requirements of a 3 bedroom property. The overall condition is dated and is in urgent need of an upgrade.

The proposal includes a single storey infill extension to the rear of the property and demolition of existing outbuilding. The proposal will provide a well sized kitchen space with a good connection to the garden and generous amount of natural daylight.

Externally the appearance of the proposal is in keeping with the existing property, including render finish to the walls and white framed windows.

Daylight & overlooking:

Neighbouring properties have already been either extended or project into the rear garden significantly. The proposal is only one storey high and causes minimal impact to the neighbouring properties and does not affect overshadowing, reduction in daylight or overlooking.

Access, parking & bin storage:

Proposal does not cause any changes to the access, parking or bin storage.

Sustainability:

The proposal to be built in line with the latest Building Regulation guidance and standards. The greenery of the garden is intended to be retained and enhanced. The contractor will be encouraged to carry out the works following applicable sustainability guidance and minimise the impact caused to the environment. By refurbishing and upgrading the existing property the clients are extending the use of the property and reducing the need of new housing stock.

Trees:

No trees affected on site

Flood Risk:

Property not within a flood risk zone

Biodiversity and ecology:

Not affected by the development, the area of proposed extension is covered in hard surface (underneath the timber deck).

Heritage and Conservation:

Not applicable to the property / property not in conservation area

Foul water and SuDs:

Property is connected to local authority drainage system. Additional water runoff caused by the proposal to be collected to a soak-away within the site.

Conclusion:

The proposal has minimal impact to existing site, it's neighbours or wider context.