

Pope Ingram Associates

(Services & Management)

44 Campion Road Abingdon OX14 3TQ

Development Control
St Aldates Chambers
St Aldates
Oxford.

Design & Access Statement

History

The site has had a number of Planning applications the most relevant being ref 61/10890/A-H which was for Conversion of two shops into one and residential flat on 1st floor. The residential flat first floor appears to be defunct in as much the 1st floor is now used as offices and stores but much appears to be unused.

Other Planning applications were made, all relating to signage and a new shop front.

Site

The proposal site is 148 Oxford Road Oxford, the ground floor being a shop selling tools and the like whilst the first floor comprises a number of rooms and a WC. Only two of the rooms appear to be in full use as a store and office.

A similar application was submitted but withdrawn, the Officer having concerns about the overall mass of the proposal and the lack of amenity space in so far as privacy was concerned and general size of the area. There was also concerns with the neighboring property at first floor level (Flat) having its outlook jeopardized, the window being the only window serving the lounge. To overcome these issue the flat at no 150 Oxford Road has been redesigned **internally** only to swap the living space over so the the window being of concern now serves a bedroom and the proposal at 148 Oxford Road has been brought back from the rear thus improving the situation and balconies have been provided for each flat.

Concern was also expressed about the proposed large single roof length and it was requested that it be redesigned similar to the recent development at no 146 Oxford Road by reducing the length and dropping the main proposed roof line down together with dropping a further portion of the roof and incorporating a hipped end rather than a gable. This has been done.

Finally the Officer requested a further and better energy statement and this is being submitted with this current application.

Proposal

The applicant seeks extend the existing building to the rear thus allowing for 2 No 1 bedroom flats of compliant area to be achieved. The ground floor as a commercial premise will remain unchanged. Access to each flat will be via its own front door.

Access to the proposed flats, from ground floor level, will be via the existing side pathway and along the side of the building via the side entry to a new proposed steel staircase giving access to the proposed flats.

The proposed pitched roof will be clad in slate to match the existing roof in colour, shape, grain and texture. Walls will be matched and monocouched colour white rendering to give a modern clean lined finish. Doors and windows to match.

Privacy has been carefully assessed and there are no windows overlooking any habitable rooms of neighbouring properties or private amenity spaces. The proposal therefore accords with Policy H14. Privacy Daylight & Sunlight.

Policy RE2

Policy RE2 of the Oxford local Plan requires that development should make effective use of land. The NPPF robustly promotes the use of previously developed brownfield sites and gives substantial weight to the re-use of such sites. Paragraphs 117 & 118 refers)

The development of this brownfield site for new dwellings should be given considerable weight so as to accord with the policies provided by the local development framework and the National Planning Policy Framework. Further there is a substantial requirement of government objectives to significantly boost the supply of homes by recognizing the variety of land use.

It is recognised that the site does not form an allocated site within the Oxford Local Plan however even two additional dwellings are worth taking advantage of. The desire to meet as much housing needs as possible in sustainable locations within the city is encouraged.

Policy H16 Outdoor Amenity Space

Private amenity space is limited but inset balconies could be provided or balconies extending outwards to the side.

Privacy and Amenity

- a Potential for overlooking
- b Potential for noise intrusion
- c Sense of enclosure or development of an overbearing nature
- d Refuse and recycling
- e Cycle storage
- f Drying space and
- g Sunlight and daylight standards.

There is no potential for overlooking into habitable rooms.

There is no potential for noise intrusion

There is no sense of enclosure

Refuse and recycling has been adequately catered for

Cycle storage has been provided

There is drying space and

Sunlight and daylight standards have not been compromised.

The existing 2.m plus high masonry wall and 2.0m close boarded fencing panels which borders the site are to remain.

There is no loss of a dwelling, indeed the original flat granted permission in 1961 is, in effect being brought back into use with one additional 1 bedroom flat.

The development does not interfere or compromise the existing ground floor employment use. Indeed the proposed Flat would be an important attribute to the commercial premises whereby the flat/s could be made available to recognised qualified employees if required. . It is difficult to attract trained personnel due to the high cost of housing, either in the rental or buyers market. The Proposed Flats would clearly afford such an opportunity.

Loss of dwellings Policy H5

There is no loss of a dwelling resulting from this proposal the development therefore accords with Policy H5

Provisions for Car Parking

There are 4 car parking plots on the site. However the parking standards contained in Policy M3 of the Oxford Local Plan states that in CPZ areas (controlled parking zones) development located within 400m walk to a frequent (15 min) public transport service and within 800m walk to a local supermarket planning permission will only be granted for development that is car free.

The site is currently not in a CPZ however the Highways authority are soon to implement such restrictions in Cleveland Drive & St Omer Road . Oxford Road and Cleveland Drive already have parking restrictions in place and many of the closest streets have double yellow lines making parking unavailable. With the intention of formalising the CPZ area in the near future it is unlikely that overspill car parking would occur.

The site is in a highly sustainable location, being only 260m from the district shopping centre of Cowley. Bus stops are all within 120m and therefore it is contended that with the site being in such a sustainable location Policy M3 is satisfied. And the proposal can be car free.

Strategy

The key sustainable objects for the development are

- The proposal makes efficient use of an urban brown field site.
- Energy Conservation measures have been incorporated into the design as will appliances.
- The building will be sealed from outside to curtail heat loss
- Amenity space to promote healthy living conditions
- It is proposed to use local labour for construction which will support the local Economy
- PV cells are proposed.

The dwelling will be designed to take advantage of appliances that use less water.

- Shallow Bath depth with integrated shower (6 to 9 litres/min)
- 6/4 Dual Flushing WC
- Flow controlled aerating taps
- Dishwasher 18 litre maximum volume
- Dishwasher 60 litre maximum volume

Further attributes include

- Surface water to be taken to existing systems - the catchment area being neutral and no different to that which exists at the present time.
- Driveway and paths will provide porous soakaway action.
- Waste management system throughout construction
- Facilities for waste storage during use

The dwelling will

- Provide energy efficient lighting throughout
- Provide cycle storage
- Provide outside drying space
- Be constructed to reduce the effects of sound within the building
- Be provided with a home security system
- Provision of recycling waste containers
- Be provided with Optimum Start/Off Boiler Controls
- Automatic security lighting giving access to the premises

Daylight and Sunlight Assessment

The proposal will accord with the Oxford Local Plan in all respects and to the Building Research Establishment Daylight Standards.

Summary Statement

It would appear that the proposal accords with Government Policy Guidelines and Oxford Local Plan 2036.

Robert J Pope
Pope Ingram Associates