

153 Headley Way
Oxford
OX3 7SS



Full Application
Design and Access Statement
Groupwork
October 2019

Contact

Groupwork

15A Clerkenwell Close
London
EC1R 0AA



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1.0 Introduction

1.1 Overview

1.1.1 This report has been prepared by Groupwork on behalf of Previgor Development Ltd in support of a full application for the replacement of the dwelling at 153 Headley Way, Oxford, OX3 7SS.

1.1.2 The proposals have been developed in line with previously approved planning applications made to the site and pre-application advice.

1.1.3 This application proposes to replace the existing detached post-war two storey 4 bedroom dwelling with two smaller buildings, comprising two storeys plus roof accommodation, which occupy a similar footprint and height than the currently approved planning application (16/00512/ FUL).

1.14 The proposal looks to replace the current single family unit with 4 units - 1x1 bedroom, 2x2 bedroom and 1x3 bedroom family unit.

1.1.4 The proposals have been developed in response to the planning policy context within which the site lies, with the key aim of enhancing the character of the area and introducing a building of quality in both design and environmental performance.

1.1.5 This document comprises four sections:

1.0 Introduction

Introduction the scope and content of the proposals.

2.0 Site History

Description of the site and its context and those factors that have helped inform the design concept.

3.0 Planning History

Description of the previous planning applications submission.

4.0 Replacement Building

Description of the replacement building's design response.

1.0 Introduction

1.2 Key Issues

1.2.1 Based on the proposed set of works, we would suggest that the key land use, planning and design/heritage issues that have been addressed include:

- The replacement of one Class C3 (a) dwelling house with four Class C3 (a) residential apartments of the following mix; 1x1 bed, 2x2 bed and 1x3 bed.
- The design response in terms of the proposed scale and massing and its impact on the surrounding area.
- The approach to appearance and the treatment of the elevations.
- Provision of appropriate levels of outdoor space for units.
- The impact of the development on neighbouring properties in terms of privacy, outlook and amenity.
- The quality of the internal residential environments created as a result of the development and in line with National Space Standards.
- The energy and sustainability credentials of the scheme.
- The provision of car parking, cycle parking and refuse arrangements proposed for the development.
- The impact of the development on surrounding trees.
- Demolition of the previous building to basement level.
- Performance improvements to the building from a new high performance envelope.
- Addition of a large garden area to boost biodiversity in the area.

Each of these issues and the design response are described in the following report.

1.0 Introduction

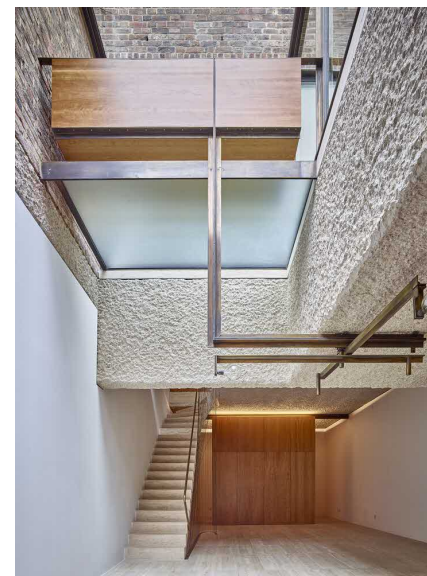
1.3 Project Team - Groupwork

1.3.1 Groupwork are an internationally respected practice based in London, who have a reputation for their portfolio of residential, mixed use, civic buildings, infrastructure and work to historic and listed buildings. The practice has won numerous architectural awards in the UK and abroad, including 11 RIBA Awards and a nomination for the RIBA Stirling Prize in 2017 for the best building in the UK. All completed projects have won RIBA Awards. Indeed, 15 Clerkenwell Close has already won an RIBA 2018 Award and been nominated for others as well as having been exhibited at the Royal Academy and been published across a number of printed and online titles worldwide.

1.3.2 Since its foundation originally as Amin Taha Architects in 2003 and later as Groupwork EOT in 2015, the practice has been pursuing architecture rooted in place, history and authenticity. The practice's ethos revolves around producing historically responsive, materially honest and beautifully detailed buildings within Conservation Areas, AONB and of Grade I, II and II* Listed status.



Name Golden Lane
Date 2011-2017
Client Private
Heritage Status Conservation Area, Archaeological Priority Area
Awards RIBA National Award 2014, AJ Awards 2014 for workplace, NLA Awards 2013 for Conservation & Retrofit, AJ Retrofit Awards 2013, AJ Small Projects Awards 2013



Name Caroline Place
Date 2013-2017
Client Private
Heritage Status Conservation Area
Awards RIBA London Awards 2018, NLA Awards 2017

1.0 Introduction

1.3 Project Team - Groupwork

1.3.3 Recent Awards for Completed Buildings:

15 Clerkenwell Close

RIBA National Award 2018
RIBA Regional Award 2018
RIBA Stirling Mid-List for 2018
Mies van de Rohe Nomination 2018
Dezeen International Architecture Award for Housing
Architects Journal 2018 Award for Architecture

Barrett's Grove

RIBA London Awards 2017
Hackney Design Awards 2016
RIBA National Awards 2017
Civic Trust Awards 2018
Brick Awards 2017 - Small Housing Development
RIBA Stirling Prize Shortlist 2017
Offsite Awards 2018
Building Awards 2017
Brick Awards 2017 - Craftsmanship
Structural Timber Awards 2017
NLA Awards 2017

Caroline Place

RIBA London Awards 2018
NLA Awards 2017

Golden Lane

RIBA National Award 2014
RIBA London Award 2014
AJ Awards 2014 for workplace
NLA Awards 2013 for Conservation & Retrofit
AJ Retrofit Awards 2013
AJ Small Projects Awards 2013

Ada Street

RIBA London Regional Awards 2013
Hackney Design Awards 2012

Gazzano House

RIBA Award 2005

Pheasants

RIBA South West Awards 2018



Name Barrett's Grove
Date 2013-2017
Client Private
Heritage Status Conservation Area
Awards RIBA London Awards 2017, Hackney Design Awards 2016, RIBA National Awards 2017, Civic Trust Awards 2018, Brick Awards 2017 - Small Housing Development, RIBA Stirling Prize Shortlist 2017, Offsite Awards 2018, Building Awards 2017, Brick Awards 2017 - Craftsmanship, Structural Timber Awards 2017, NLA Awards 2017, Brick Awards 2017



Name Trenoweth House
Date 2015-2018
Client Private
Heritage Status Grade II



2.0 Site Analysis

2.1 Site Context

2.1.1 The site is located on the corner of Fortnam Close and Headley Way, a road in Headington, situated to the east of Oxford and west of the John Radcliffe Hospital.

2.1.2 Once the site of a palace for the Kings of Mercia, Headington is a small suburb of Oxford. Today, headington has a large and growing population with main employment sectors being medicine, education and research. The area is home to the main campus of Oxford Brookes University, Ruskin College, the city's main hospitals including the John Radcliffe, Nuffield and Churchill.

2.1.3 Amenities in Headington are located in its centre and include a number of shops, pubs, cafes, restaurants and numerous other services.

2.1.4 Running parallel with the John Radcliffe Hospital site, Headley Way links London Road to the south and Banbury Road to the north.



Fig. 1. 2D Site area plan showing site in surrounding context.

Site



Fig. 2. 3D Site area plan showing site in immediate surrounding context.

Site



2.0 Site Analysis
2.1 Site Context



Fig. 3. Location plan showing site in surrounding context.

Site