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PLANNING SERVICES  
OXFORD CITY COUNCIL  
St Aldate's Chambers  
109 St Aldate's  
Oxford,  
OX1 1DS

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Site Location: 67 Iffley Road, Oxford, OX4 1EF

**Project brief:**

Rebuilding and amendment of the front garden boundary walls, lowering the level of the front garden, and installation of an air source heat pump to the rear.

**DESIGN & ACCESS STATEMENT (Also includes Daylight/Sunlight Assessment)**

**SITE CONTEXT:**

The site currently comprises a terraced property in the predominately residential area of East Oxford. The property is located on Iffley Road and bordered by gardens to Nos 65 & 69. The site sits within the St. Clements and Iffley Road Conservation area. A photograph of the property taken in August 2023 is shown to the right.



The original dwelling was constructed around circa 1860 and is constructed in brick work under a natural slate roof. There is an existing two story out-rigger to the rear that is original to the main building. Planning has already been granted for a glazed ground storey rear extension, a sunken terrace to the rear, and modifications to the fenestration at the front. The majority of the works in the project proposed in this new application are to the front garden and its boundary walls, which are visible from the street.

**SITE EVALUATION:**

The proposal calls for the rebuilding of the boundary walls and re-levelling of the front garden. The new boundary walls will be less than 1m high and topped with iron railings. Pillars will be erected at the property entrance to frame a new iron gate.

To the rear the air source heat pump will be placed along the boundary wall with No. 69, 4m from the nearest window of No. 69. It will be concealed visually from the neighbours' perspective at No. 69 by the existing boundary wall.

**DESIGN:**

Design of the brick and iron elements will be sympathetic to the existing boundary wall of No. 65, which it will directly join. The red bricks composing the wall will be matched to the bricks used in the construction of St John's Terrace and the iron work design will be sympathetic to the construction era of the terrace. The rebuilding of the boundary wall with No. 69 and addition of the iron hand railing will improve access to the

property, as will moving from a 3 to 4 step approach to the house. This latter improvement has already been made by another property on St John's Terrace (No. 71).

The new front garden level will be closer to street level, similar to the front gardens of No. 71 and No. 73 Iffley Road. This will improve the sense of space in front of the property, increase light levels in the lower ground floor rooms, and also facilitate hiding the rubbish bins from the road. This latter goal will be realised by installing a hedge behind the front wall, and installing a new wooden bin storage unit behind that hedge.

The addition of the air source heat pump to the rear will increase the overall energy efficiency and sustainability of the dwelling.

#### SCALE:

The scale of the proposals has been carefully considered given site constraints and will have a limited impact on the overall appearance of the current dwelling within the Conservation area. Indeed, where possible, it will attempt to restore some of its historic character.

We believe that the proposal would have a positive effect on the character and appearance of the local street scene.

#### LANDSCAPING/ DRAINAGE:

The front garden currently consists of a paved path and gravel. These materials will remain largely unchanged, save for the addition of increased greenery. The garden and path will be banked slightly towards the street, as is currently the case, and no additional impermeable surfaces will be added.

#### PARKING:

Parking is controlled by residents' permit.

#### ACCESS:

The aim of the proposals, in accordance with local and national planning policies is to make the development accessible to all people. The addition of handrails and extra steps to lessen the riser heights will improve access to the dwelling

#### DAYLIGHT/SUNLIGHT ASSESSMENT

Policies HS19 and CP10 of the OLP require the correct siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties. The proposed development is not considered likely to cause any loss of privacy.

Policy HS19 of the OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. To the best of our knowledge, the proposed works do not impact the received light of any neighbouring properties.

#### Conclusion:

The proposal accords with the relevant local plan policies and is not considered likely to cause any loss of residential amenity or visual harm to the building or its locality.

The key aim of the proposed development has been to improve the appearance of the property from the road, increase the accessibility of the house to less mobile people, and move the house towards a more sustainable heating method.