

DESIGN & ACCESS STATEMENT

61 & 63 Essex Street

Joint Application for new rear Party Wall on ground floor to rear extensions

Site address: 61 & 63 Essex Street, Oxford, OX4 3AW

Distribution

Planning	Oxford City Council
Client	Toby and Helen Blake, Anna Dejean & Dr Kate Wykes

1. Planning background

- a. The principle of the development has been approved for both rear extensions, reference for no.61: 23/00320/FUL, no.63: 22/02657/FUL. Both applications are extant.

2. Site/building appraisal

- a. 61 & 63 Essex Street, are both modest-sized terraced 3-storey town houses on a quiet residential road comprised of properties typical in this residential area.
- b. Both applicants wish to improve the existing layouts and accommodation, by providing an open plan kitchen/dining areas and a first-floor guest bedroom/studies. The new shared Party Wall on ground floor between the properties will allow the applicants to maximise the width of their site for their proposals and create an ease of construction.
- c. The rear ground floor glazed roof extensions are mirrored to each other with a shared parapet wall and foundation. Separate gutters are proposed on either side of the parapet wall for ease of maintenance.
- d. Both applicants wish to carry out the development at the same time

3. Design approach

Formalising the construction of two previously approved planning schemes enabling them to be built at the same time. The introduction of a new shared Party Wall on the ground floor between both developments.

4. Design Solution

- a. Access
Remains unaffected
- b. Siting
As existing (shared party wall added)

2020 **build it** best accessible home

2020 **rics social impact awards** winner of the south east residential category

2019 **build it** public vote award best architect for a renovation or extension

2018 **build it** shortlisted for 4 awards: best self-build, best extension/ renovation, best brick home and best oak frame home

2017 **build it** shortlisted for best self-build and best renovation

2014 **build it** highly commended

2013 **corporate green award**

2012 **build it** best self-build architect

2011 **rics grand award** shortlisted for sustainability

2011 **rics south east award winner** sustainability shortlisted – conservation

2010 **labc national building excellence awards** winner of best technical innovation

2010 **labc central building excellence awards** best overall project best small housing development best sustainable project best technical innovation

2009 **riba download prize** highly commended - sustainability

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R1035/3.1 B

c. External appearance

No.63

Tiles to the proposed first floor area of roof are to match the existing. The walls will be to match existing. Windows will be to match existing.

No.61

Brick for walls to match existing. Slate or artificial slate roofs to match existing, white uPVC external doors and windows, black plastic rainwater gutters to match the majority within immediate vicinity.

d. Landscaping

Not affected

e. Sustainability & Design

The new extension will be built to current Building Regulations. The building has been structurally assessed enabling the continued use of the structure without a complete knock down. The reuse of the structure and materials also considerably adds to this sustainable proposal.

The scheme is built to last and allows for flexibility to cater for occupants changing requirements by incorporating an open planning kitchen/dining area on the ground floor and study that is also a to a guest bedroom, making the home adapt to our client's lifetime needs.

5. Conclusion

This is a joint application for both no.61 and no.63 for a new shared Party Wall on ground floor between rear extensions to the extant planning approval ref; **22/02657/FUL** to allow the construction of the proposed works at the same time as the neighbours' planning approval ref. **23/00320/FUL**.