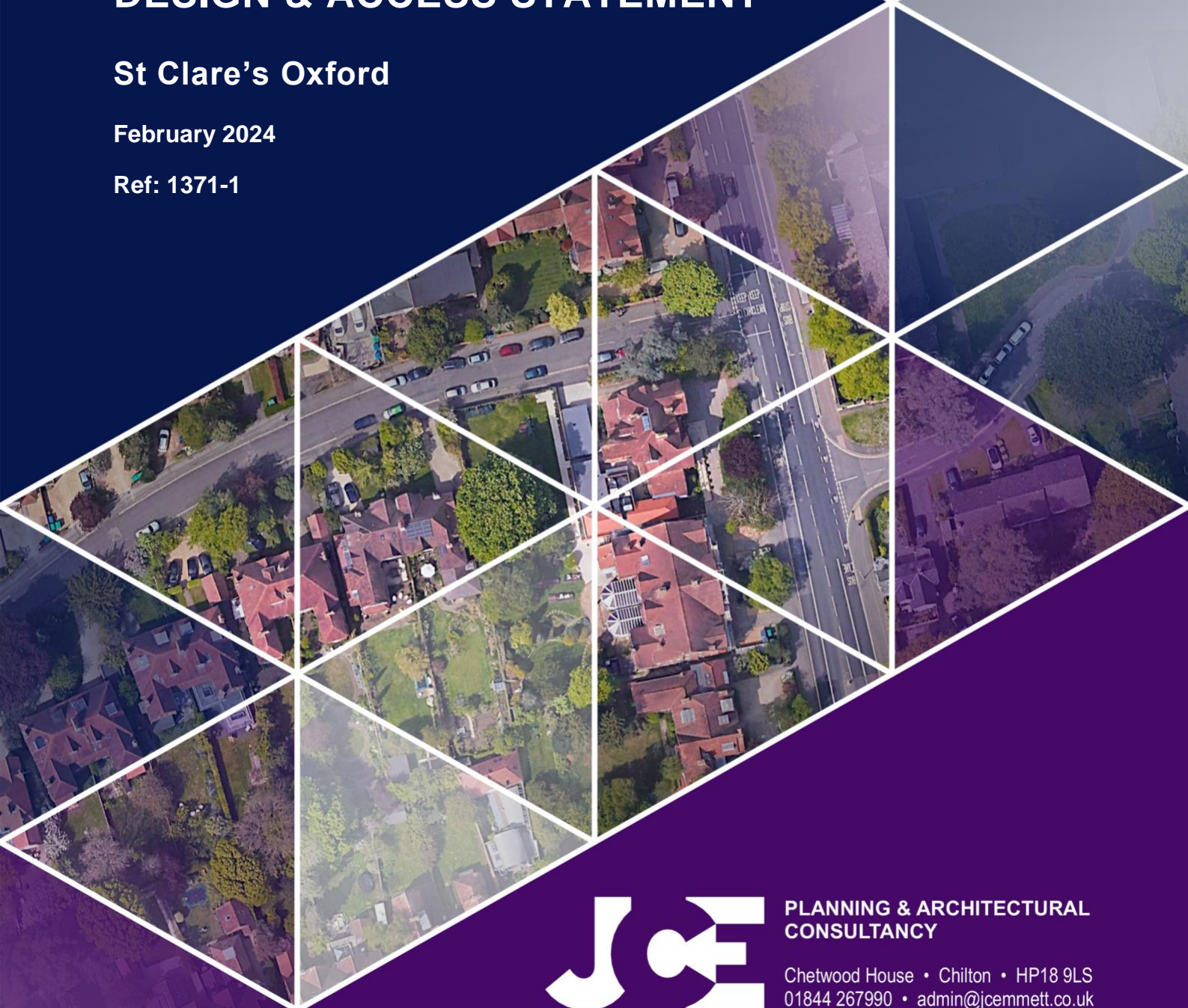


DESIGN & ACCESS STATEMENT

St Clare's Oxford

February 2024

Ref: 1371-1



PLANNING & ARCHITECTURAL
CONSULTANCY

Chetwood House • Chilton • HP18 9LS
01844 267990 • admin@jcemmett.co.uk

A Design and Access Statement produced by
JCE Planning & Architectural Consultancy
on behalf of St Clare's Oxford relating to
139 Banbury Road, Oxford, OX2 7AJ
Ref: 1371-1

For all enquiries please contact:
admin@jcemmett.co.uk

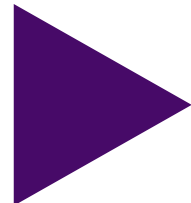

Chetwood House,
Chilton Business Centre,
Chilton HP18 9LS

Tel: 01844267990
www.jcemmett.co.uk



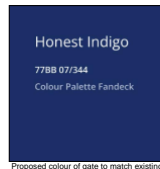
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1. INTRODUCTION & SUMMARY

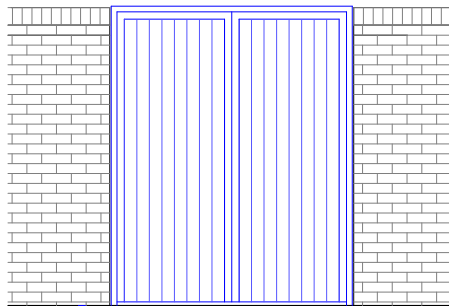
- 1.1. The application site is located to in north Oxford along Banbury Road, and forms part of a wider co-educational independent school at St Clare’s Oxford. The proposed development relates to the replacement of an existing timber gate with a new and improved metal gate and archway. The existing gate is located within an existing wall which faces onto Lathbury Road, to the southern boundary of the site.
- 1.2. The existing gate is in poor condition by virtue of its age and represents a continued maintenance headache for the College, as a result it is not fit for purpose. The proposed replacement will provide sufficient security for the college and represent a small improvement in appearance to the Conservation Area.
- 1.3. Because the site is located within a Conservation Area, and due to the height of the gate and its location fronting a highway, the proposed development would not be considered Permitted Development (following the Planning Jungle quick reference demolition guide). As a result, this application has been submitted for the proposed works.



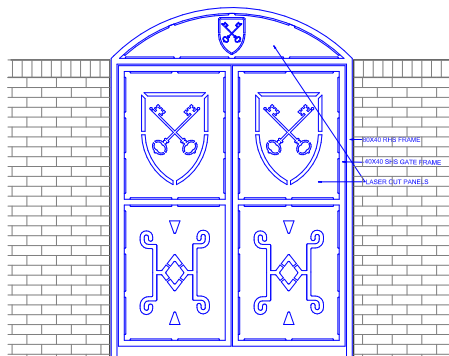
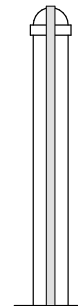
Proposed colour of gate to match existing



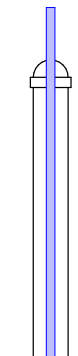
Existing gate to be replaced



Existing gate wooden gate



Proposed metal gate



Replacement Gate

| | | | | | |
|--|----|------|----------|--|--|
| Notes | no | date | revision | PLANNING & ARCHITECTURAL CONSULTANCY Onehead House • Chilton • HP18 9LS 01844 207990 • admin@jcae.co.uk | project Replacement gate facing Lathbury Rd, 139 Banbury Road, Oxford, OX2 7AL |
| | | | | | title Existing and Proposed Gate |
| THIS DRAWING REMAINS THE SOLE COPYRIGHT OF JEFFREY CHARLES EMMETT ASSOC. R.U.C.S All dimensional discrepancies to be referred to J&E Planning & Architectural Consultancy | | | | | date 29/01/2024 |
| | | | | | scale 1:25 @ A4 |
| | | | | | drawing no 1371-1_PL-01 |

2. PLANNING HISTORY

2.1. There is no planning history relevant to the proposed development.

3. SITE & SURROUNDING AREA

3.1. The site lies within the North Oxford Conservation Area within a built-up area along a relatively busy main road. Whilst the site is located along busy Oxford Road, the gate itself faces on to the much quieter Lathbury Road. There are no other relevant designations which apply to the site nor any designations, such as Listed Buildings, which are outside the site area, but which might impact the proposed development.

3.2. The proposed development is minimal in size and scale and would have little to no impact on anything outside of the immediate confines of the site itself.

3.3. Neither the wall, gate nor the property within which it sits is listed.

4. USE, SCALE, LAYOUT & AMOUNT

4.1. The proposed replacement gate would have no impact on the existing use of the site, and this would remain unchanged.

4.2. The gate itself would not have a volume figure, the additional height from the archway above the gate would amount to an additional 350mm in height taken at the highest point. This increase in height is considered to be borderline de-minimus, and at most minimal, it is therefore considered acceptable as a result.

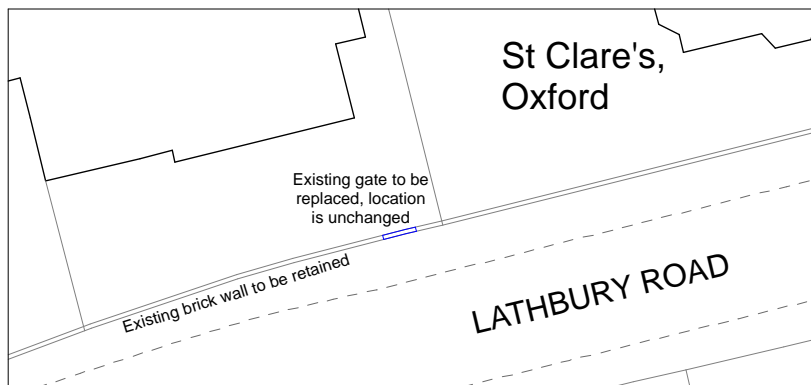
4.3. The layout of the site would remain unchanged, the existing gap within the brick wall would not be altered, with the replacement gate to be a bespoke as to fit within the space available.

5. CHARACTER & APPEARANCE


- 5.1. The proposed replacement gate has been designed in such a way as to ensure as minimal impact upon the special interest of the Conservation Area which the site sits within alongside the general character and appearance of the area.
- 5.2. The design of the replacement gate has taken account of the guidance relating to the North Oxford Conservation Area and in that respect is considered to be acceptable.
- 5.3. Given the poor state of the existing timber gate and the high-quality replacement. The proposal is considered to improve the character and appearance of the site and surrounding area by virtue of the well-designed replacement gate over the current situation. Albeit it is accepted that the improvement is not substantial.



Site Location Plan
Scale 1-1250



Site Layout (Block) Plan - unchanged
Scale 1-200

| | | | |
|-------|------------------|--|--|
| Notes | no date revision |  PLANNING & ARCHITECTURAL CONSULTANCY Chelwood House • Chilton • HP18 8LS 01844 297990 • admin@jcemrll.co.uk | project Replacement gate facing Lathbury Rd, 139 Banbury Road, Oxford, OX2 7AL |
| | | | title Site Location Plan and Block Plan (unchanged) |
| | | drawn AK | Project number 1371-1 |
| | | date 01/02/2024 | |
| | | scale 1:1250, 1:200 @ A4 | Drawing no 1371-1_PL-01 |

6. ACCESS & PARKING

- 6.1. The proposed development would have no impact on parking. The scheme would secure the pedestrian access at the site.

7. TREES, TREE PROTECTION ORDERS & ECOLOGY

- 7.1. The proposed development would have no negative impact upon the ecology of the site whatsoever, with the proposed development involving only the replacement of a gate with a new and improved structure in the same location. There would be no loss of hedging or trees as a result of the proposed development.

8. SAFETY & DRAINAGE

- 8.1. The proposed development would improve the security on the site by ensuring that College property would be secure at all times with a locked gate. The replacement would ensure that the site is not a target for opportunistic crime whenever the existing gate is not functioning or left opened. Which would no longer be the case with any replacement gate.
- 8.2. The site is not located within an area at risk of surface water flooding and is within a Flood Zone 1. The proposed development is not considered to increase the risk of flooding on the site or elsewhere, especially given the fact that the structure will replace and existing structure. The proposed development is considered acceptable in this regard as a result.

9. PLANNING POLICY

- 9.1. The application site is within the Oxford City Council area, which is covered by the Oxford Local Plan, adopted in June 2020. Given the limited amount of development proposed, the number of policies within the plan which are relevant are limited. Those which are relevant are detailed below.

Policy S1 – Presumption in favour of sustainable development

Policy S1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with Oxford's Local Plan (and, where relevant, with neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, and unless:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) specific policies in that Framework indicate that development should be restricted.

Policy DH3: Designated heritage assets

Planning permission or listed building consent will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality.

For all planning decisions for planning permission or listed building consent affecting the significance of designated heritage assets, great weight will be given to the conservation of that asset and to the setting of the asset where it contributes to that significance or appreciation of that significance.

An application for planning permission for development which would or may affect the significance of any designated heritage asset, either directly or by being within its setting, should be accompanied by a heritage assessment that includes a description of the asset and its significance and an assessment of the impact of the development proposed on the asset's significance. As part of this process full regard should be given to the detailed character assessments and other relevant information set out any relevant conservation area appraisal and management plan.

The submitted heritage assessment must include information sufficient to demonstrate:

- a) an understanding of the significance of the heritage asset, including recognition of its contribution to the quality of life of current and future generations and the wider social, cultural, economic and environmental benefits they may bring; and

- b) that the development of the proposal and its design process have been informed by an understanding of the significance of the heritage asset and that harm to its significance has been avoided or minimised; and
- c) that, in cases where development would result in harm to the significance of a heritage asset, including its setting, the extent of harm has been properly and accurately assessed and understood, that it is justified, and that measures are incorporated into the proposal, where appropriate, that mitigate, reduce or compensate for the harm.

Where the setting of an asset is affected by a proposed development, the heritage assessment should include a description of the extent to which the setting contributes to the significance of the asset, as well as an assessment of the impact of the proposed development on the setting and its contribution to significance.

Substantial harm to or loss of Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional. Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, should be wholly exceptional. Where a proposed development will lead to substantial harm to or loss of the significance of a designated heritage asset, planning permission or listed building consent will only be granted if:

- i. the harm is necessary to achieve substantial public benefits that outweigh the harm or loss; or all of the following apply:
- ii. the nature of the asset prevents all reasonable uses of the sites; and
- iii. no viable use of the asset itself can be found in the medium term (through appropriate marketing) that will enable its conservation; and
- iv. conservation by grant funding or similar is not possible; and
- v. the harm or loss is outweighed by the benefit of bringing the site back into use;
- vi. a plan for recording and advancing understanding of the significance of any heritage assets to be lost, including making this evidence publicly available, is agreed with the City Council.

Where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal. Clear and extensive justification for this harm should be set out in full in the heritage assessment.

Conservation areas are listed in Appendix 6.2 and defined on the Policies Map.

9.2. Clearly, there are no policies which apply specifically to a replacement gate beyond the policy which deals generally with development within a Conservation Area and the overarching sustainable development policy. That being as it is, it is notable that where there are no policies which apply to a development, the Council will grant permission unless material considerations indicate otherwise.

9.3. In respect of the only applicable policy, DH3, the application is supported by a Heritage Statement is of a detail commensurate to the development which is proposed within the application. Specifically, the Heritage Statement covers the three points set out at a) through c) within the Policy above. The Heritage Statement confirms that there would be no harm caused to the special interest of the Conservation Area, nor any other heritage assets given their distance away from the proposal.

9.4. In this instance, there is only a single policy which applies to the proposed development, which has been demonstrably complied with. There are no other material considerations to suggest that the proposal should be refused, and the development is inherently sustainable by its very nature. As a result, the proposal is compliant with Policy S1.

10. CONCLUSION

10.1. In conclusion proposed development is considered to be policy compliant in all regards.

10.2. Given all of the above, we respectfully request that the application be approved.