

DESIGN STATEMENT

FOR

PROPOSED EXTENSION & CHANGE OF USE OF SINGLE DWELLINGHOUSE (C3) TO
HMO (CLASS C4)

24 MALTFIELD ROAD
OXFORD
OXON. OX3 9RG



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: FEB 24

REV:

INTRODUCTION

SITE ADDRESS
24 Maltfield Road
Oxford
Oxon. OX3 9RG

APPLICANT:
Mr. S. Zappi

AGENT:
Nick Turner Architect
c/o: 14 Brasenose Villas
The Green
Chipping Norton
Oxon. OX7 5DJ

INTRODUCTION:

This Design & Access Statement accompanies an application for the extension and change of use of the existing single dwellinghouse (C3) to a HMO (Class C4). This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain planning permission for the proposals.

PLANNING HISTORY:

23/01755/H42: Erection of a single storey rear extension: permission required.

17/00567/FUL: Change of use to HMO: approved. **NOTE: this relates to 24A Maltfield Road**

14/1654/FUL: part single part two storey extension to house and subdivision to create 1 x 2 and 1 x 3 bed dwellings: approved.

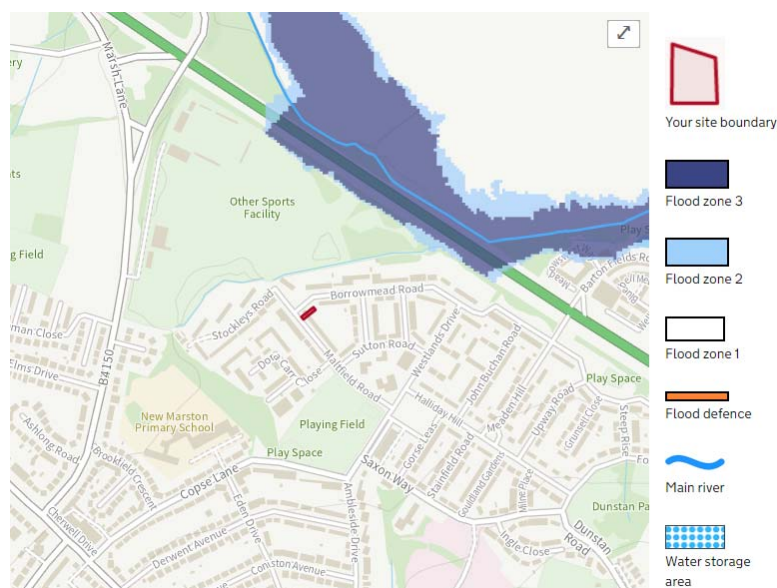
PLANNING POLICY:

The application has had due regard to the adopted Oxford City Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

The site is not located within a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings. The site is located within a Controlled Parking Zone (NW Northway).

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is NOT located within a flood plain:



EXISTING USE

LOCAL CONTEXT:

Maltfield Road is a secondary road in the residential area of Northway, located between Marston and the Northern Bypass. The area is predominantly residential, with development to both sides of the street. The character of the area is made up of a mix of two storey semi detached and terraced dwellings as well as a tower block nearby. The dwellings were developed post war to provide additional housing needs and that is reflected in the design and style of the time with few architectural features. They are built with a variety of hipped and gable ends and include a palette of materials including facing brickwork and render and concrete interlocking tiles to low pitched roofs. Some properties are set in a formal layout around shared open spaces that have a number of mature trees creating an established street scene.

THE SITE:

No. 24 is a typical example of properties in the area. It is located to the northern end of a terrace that sits on the junction with Borrowmead Road. It is a terraced three bedroomed house. The property has been extended to the site in the past to create an additional dwelling, 24A. The house benefits from a modest front garden area and a rear garden, which form a roughly rectangular shape, abutting other properties to the sides; the rear opens onto a shared garage space and vehicular access drive off Borrowmead.

The house is little altered since its construction. At ground floor level there is the living accommodation with open plan Kitchen and Dining space to the rear and the main Living space to the front. At first floor level there are two bedrooms and a bathroom.

The site is generally level and has 0.6 metre high masonry boundaries to the front with a 1.5 metre high hedge to the front sides and 1.8 metre high timber fence to rear side and rear boundaries.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the construction of a modest rear single storey extension and change of use from a single dwellinghouse to a HMO (Class C4) providing four bedrooms. These proposals will now be discussed in more detail.

JUSTIFICATION:

Firstly, it should be noted that the property address has an earlier planning approval for change of use to HMO (ref.: 17/00567/FUL). It should be noted, however, that this is an error in the address and that the permission relates to 24A. Discussions were made between the Agent and Ms. H. Jeffrey at the Planning Dept. and in an email dated 6th Dec 23 it was noted that this is the case and that the files will be updated accordingly.

The property has an internal layout that would suit the change of use of the property. The existing living accommodation is open plan and benefits from a large kitchen space. The existing conservatory is of poor construction and thermally inefficient and is reaching its expected lifespan. For this reason it is proposed to demolish it and replace it with new construction. With some internal alterations it is proposed to create two bedrooms, one taking the front living space and the second in the space where the conservatory was located. The remaining space complies with the internal shared living space with lounge and kitchen in accordance with HMO standards. In addition and in excess of the requirements it is proposed to provide a downstairs WC and shower for the ground floor bedrooms. At first floor level the house has two bedrooms and a bathroom in a simple layout, with both rooms meeting standards of internal space requirements.

All the proposed spaces comply with HMO Guidelines in terms of internal space requirements and provide a good quality of accommodation for the proposed use. The change of use would require minimal material

changes externally and only slight realignment of a couple of internal walls to the property for its proposed use. In addition, the location of the application site within the CPZ will mean that the proposed use would also be acceptable under policy. The site will also provide sufficient space within the curtilage of the site for bin and secure cycle storage within the existing provision.

A preliminary check of the OCC Licensing website on 22nd February 2024 suggests that there are 2 other properties within the 100 metre zone of the application site that are currently used as a HMO. For this reason the use of the property as a HMO would fall well within the policy density restrictions.

Overall, the proposed change of use would comply with all aspects of OCC policies in relation to the proposed use. There is minimal change to the property itself and therefore will impact upon neighbours is negligible and that the proposals fit in with the overall character of the building and the street more generally.

ACCESS:

INTERNAL ACCESS: Generally, the floor levels to throughout the new dwelling will be flush with the existing. An open plan area with kitchen/dining is in response to modern family requirements and at the same time maximize the accessibility of the property for all users.

EXTERNAL ACCESS: Ground levels immediately adjacent to the main entrances to the development are to be stepped as existing. The rear access is stepped as existing.

The site also provides suitable covered bin and cycle storage to the front of the property and sized suitably for the size of properties.

MATERIALS & APPEARANCE:

MATERIALS: The proposed works involve some new materials and these would be proposed to match existing to ensure continuity of design.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The proposed works do not involve any construction and therefore no materials are proposed.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as adjacent.

LANDSCAPING DESIGN:

The proposed works do not impact upon existing landscaping as the existing built form footprint does not change.

Boundary treatments are to remain as existing, where appropriate. These include 1.8 metre high vertical timber boarded fencing, providing suitable privacy for occupants and neighbours.

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The proposed works do not involve any construction and therefore no materials are proposed.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision is made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection. It is proposed that the bins will be generally stored to the front of the site for ease of access generally and then would be moved adjacent to the highway on collection days. The bins are shared and have been sized accordingly.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system, which is located within the curtilage of the site and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs to provide suitable housing in good sustainable locations.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner
Architect