

31a Iffley Road, Oxford, OX4 1EA

Design + Access Statement Updated – 16.01.2024

Conversion of an existing Garage and 1st Floor Games Room into a new Residential 1-Bedroom House requiring a 'Change of Use' as an Annex.

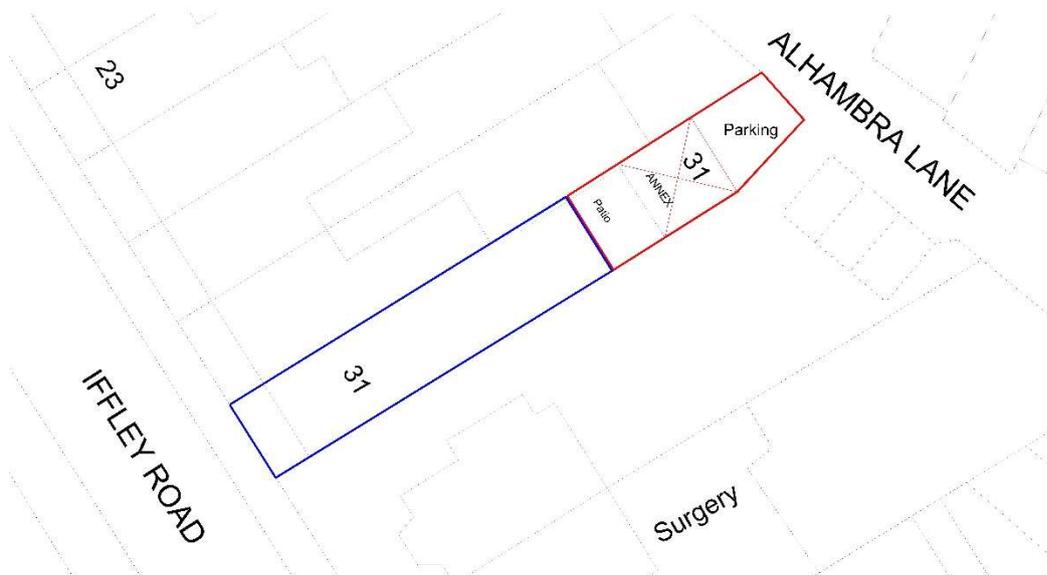
1 Site:

The Existing building is sited at the rear of 31 Iffley Road, Oxford with direct access from Iffley Road, with a primary access at the rear from Alhambra Lane

The Existing property is a two-storey property with a Garage at ground floor and a games room above accessed via an external staircase.

The garden has a no tree or shrub growth, although there is overhanging small trees form No 29

2 History:



Replacement of existing rear structure covering basement stairs. Removal of chimney. (Retrospective)

31 Iffley Road Oxford OX4 1EA

Ref. No: 21/00948/FUL | Received: Tue 06 Apr 2021 | Validated: Wed 28 Apr 2021 | Status: Decided

Erection of a single storey rear extension (Retrospective)

31 Iffley Road Oxford OX4 1EA

Ref. No: 20/03055/FUL | Received: Fri 04 Dec 2020 | Validated: Fri 11 Dec 2020 | Status: Decided

Construction of new two-storey garage with games room/gym above.

31 Iffley Road Oxford Oxfordshire OX4 1EA

Ref. No: 10/02727/FUL | Received: Mon 11 Oct 2010 | Validated: Tue 09 Nov 2010 | Status: Decided

Erection of two-storey building comprising garage on ground floor and games room on first floor.

31 Iffley Road Oxford Oxfordshire OX4 1EA

Ref. No: 10/00011/FUL | Received: Mon 04 Jan 2010 | Validated: Tue 09 Feb 2010 | Status: Decided

Nothing else as further back than 2020

Image of the front of the building from Alhambra Lane



3 Design Proposal:

The principle of the design is to convert the existing garage and games room into a habitable residential (Annex) property within the four walls of the existing building. Changing the apertures at both levels to suit and re-arrangement of the interior.

The central principle is to apply for a 'Change of Use' from an ancillary building to No 31 into a residential annex of No 31 (Although, the 1st Floor has Residential usage as a 'Games Room.

Withdrawal: - the previous retrospective application (2010) was initially withdrawn and later approved following some minor modifications. This was resubmitted in 2016 following a similar process and converted, although not completed in terms of fenestration on both levels.

Appearance: - the external will generally remain as currently constructed, except for the new fenestration to the front & rear of the existing property. Location of wheelie bins will be permanently adjacent the parking area in Alhambra Lane. The roof remains unchanged and the same for the external brickwork except for the minor modifications to the various opening externally.

Conclusion: - with modest changes the building remains much as existing the only difference being the 'Change of Use' for residential space as an Annex linked to the existing house and some minor improvement th the front & rear facades.

4 Access.

Access to the property: - will generally remain as existing direct access from Alhambra Lane and to a small garden at the rear. Access to the rear of the conversion will be via a shared patio the rear of No 31 and the proposed annex.

Bin storage: - will be at the front of the property to the side of the parking area.

Landscaping: - no landscaping as both rear areas are designs as hardstanding Patios

5 Impact on the Local Area:

Very Little impact on the site and surroundings as the footprint of the building as remained unchanged as with the means of access, except access will be for pedestrian rather than Vehicular. Parking for a single car will be available directly outside of the front of the building, rather than inside the ground floor of what was a garage. A visual improvement will be the removal of the existing external staircase and the garage doors.

6 Daylight Consideration:

The situation to adjoining properties remains unchanged.

7 Noise Impact

No impact on the site and surroundings as the usage will be unchanged, probably somewhat less noise by the removal of the use of the 'Games Room' at 1st floor.

8 Justification:

Adding a new single-bedroom annex apartment into the local stock will be at a benefit to lower cost end of the rental market. In a location close to the city centre with good public transport in an area which such properties are very difficult to find.

