



38 Walton Street, Oxford

Design Statement

The Property

38 Walton Street is a semi-detached townhouse located in the Jericho area of Oxford city centre. The property is arranged over four storeys and has an enclosed back garden and a small front courtyard / garden area. The building is mid-Victorian in date and was thought to have been constructed as part of the Oxford University Press estate. The building is not listed but lies within the Jericho Conservation Area.

Number 38 and its neighbours were converted to residential use in the 1930s. At this time a two-storey side extension was added providing sanitary spaces. The property was extended again in 2001, with a single storey full width kitchen extension to the rear and a single storey front extension that forms an entrance porch.

The building's construction is of brick walls, a slate tiled roof and timber, single-glazed, sliding sash windows. The front elevation shows a number of changes over the years, most notably a doorway with an arched head converted to a window; the floor structure crosses this archway suggesting that this level has been added or amended over time.

The 2001 Extension

The front porch extension added in 2001. It has a monopitch concrete tiled roof with two double-glazed Velux rooflights which are both fully operational and in good condition. Whilst the lead flashings to the sides are in good condition, the junction between the top of the roof and the shower room extension is dressed only with flashband tape, as is the soil and vent pipe penetration. The extension has a UPVC fascia and plastic rainwater goods which are not really in keeping with the rest of the house.

There is also no significant threshold at the front door (which opens outwards) meaning rainwater falling on the path frequently runs under the door and into the house.

The Shower Room extension

This construction is timber-framed, with a painted render finish to front and rear. The room itself is very small, to the extent that the door will not open fully as it is obstructed by the shower enclosure. There is a large sash window to the front.

have been painted which can cause them to stick. There are a few exceptions:

Condition

It has been noted that the sash windows are in need of substantial overhaul, repair or replacement. The flashband junction to the roof over the hallway has been mentioned above and is also requiring urgent rectification. The new owner is currently undertaking a few maintenance issues to rectify problems with the building as well as carrying out internal refurbishment.

The Proposals

The proposal is to replace the entrance hall extension and extend the first floor shower room.

The new entrance hallway extension will introduce a step at the doorway to prevent water ingress. This will also allow the door to open inwards. The new doorway will have an arched head similar to the doorways to other houses in this building. The new roof will be flat, and will be finished in a lead-grey single ply membrane. The front parapet wall will be in facing brick to match the main house. The rainwater outlet and pipe will be hidden behind this parapet leading to a much neater and less cluttered entrance façade. The hall will be lit by two new rooflights.

The first floor shower room is to be extended to the rear to make it a more useable size. The new wall will be a timber stud with external leaf of facing brick. A new roof will be provided with a reduced pitch of 17.5 degrees, and this will have a natural slate finish with a conservation-style rooflight. The front sash window is to be replaced with a smaller metal sash with opaque glass, and the front wall will be clad in brickwork. All of these changes will enhance the room and improve its thermal performance.

The original sash windows to the front of the main house are in varying states of disrepair. We propose to replace them in new painted timber box sashes incorporating 16mm sealed double glazed units. The sizes of the windows, mullions, transoms, boxes and sashes will remain as they are now, as will the pattern of glazing bars which varies from floor to floor as the windows are from different periods.

We propose also to demolish the brick front wall and move the position of the entrance gate to line up with the new door – the gate position is for the original arched door, now a window, and a diagonal path has been created to link the gate position and the new entrance. The remainder of the front boundary will be a low-level wall with half-round top, with a painted cast iron railing as on adjacent properties.