

Allied Design Associates

Architects and Planning Consultants

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DESIGN, ACCESS AND SUNLIGHT STATEMENT

24 Chalfont Road, Oxford OX2 6TH

Rear single storey residential extension

No 24 is a semi-detached three storey Victorian house built in 1900 according to Tanis Hinchcliffe. Sited in the North Oxford conservation area, it has typical detailing of the area with sash windows, red brick walls with stone detailing and a red tiled roof. Untypically of North Oxford where side roads mainly run east/west, Chalfont Road runs north/south with no 24 located on the east side. The designer was H.W.Moore, the builder Capel and the first leaseholder Alfred Boffin, confectioner.

The semis, no's 22 & 24, have original projecting kitchens 6.1m long under a tiled roof with a 6m gap between the kitchens with the brick boundary wall down the middle. Each house has a matching central glazed doors and adjoining sash windows that look out onto this space from the rear ground floor reception room. No 22 has full width conservatory 2.7m long covering this door/window arrangement. No 24 appears to have had a matching conservatory that has been removed at some stage

The end elevation of no 24 has been rendered at some stage and altered to take French doors. Similar doors have been added to the kitchen south elevation facing no 22. No 22 has also had an end door and window combination inserted and a south side window inserted. It is not known what the original arrangement was

There are no previous planning applications on the OCC planning register

CABE recommended framework

Use: The applicants wish to extend the rear ground floor extension sideways to fill the existing side gap to give them an open plan kitchen/dining/garden room. They have agreed with their neighbours at no 22 who are simultaneously applying for a rear single storey extension to do the work as a joint project with a shared party wall between the extensions.

Layout: The existing south kitchen wall is removed and a new external south wall constructed on the line of the garden wall. The east wall is extended and rebuilt with a large opening to take glazed doors. The roof is extended and remodelled to form a flat roof with a glazed lantern. Existing north windows are blocked up with one converted into a half glazed door to a new utility room. Since no 22 propose to do an adjoining infill extension at the same time, there is no overshadowing issue to address.

Scale: The proposed extension and roof would be subservient to the original house

Landscaping: N/a

Appearance: The applicant wishes to create a contemporary style of extension as has been recently approved at 40 Chalfont Road which also fills in an existing side gap. The flat roof would be formed from a dark grey grp membrane with rolls added to give a traditional leaded appearance as <https://polyroof.co.uk/applications/simulated-metal-finishes/> with a brick parapet surround capped

with a dark grey aluminium trim. Salvaged red bricks would be used to reinstate the external east wall and to form the new south wall. The east doors and the rooflights would be aluminium.

Access: N/a

Landscaping: a 4m long paved patio would be formed marginally below the extension floor level to give a level access at the extension east doorway

Yours sincerely,

Richard Kenton-Page
For Allied Design Associates

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