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Architects and Planning Consultants

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DESIGN, ACCESS AND SUNLIGHT STATEMENT

22 Chalfont Road, Oxford OX2 6TH

Rear single storey residential extension

No 22 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 Josiah Nix, gentleman.

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 no 24 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 except for an extended rear garden outbuilding in 2005

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 24 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 extension is a simple infill between the existing house and the new extension party wall with a glazed door and a window to the east garden end. A flat roof is formed over the extension in association with no 24. The glazed door and windows to the existing main house rear room remain unaltered. Since no 24 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 in association with no 24. 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 form the new east wall. The east door and window would be in timber and the rooflight in aluminium.

Access: N/a

Landscaping: N/a

Yours sincerely,

Richard Kenton-Page
For Allied Design Associates

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