



**design and access statement**  
**PROPOSED REFURBISHMENT & EXTENSION**  
77 KINGSTON ROAD, OXFORD

ALLISTER  
GODFREY  
architects

## **INTRODUCTION**

The applicants, Mr & Mrs S Burton, are seeking Householder Planning permission for the extension and refurbishment of the existing dwelling. The proposed scope of works is as follows:

- Demolition of existing 3 storey rear extension to make way for four storey rear extension within a similar footprint;
- Rear extension at ground floor to be larger, and;
- Internal alterations.

## **AGENT INTRODUCTION**

Allister Godfrey Architects is an award-winning RIBA Chartered Practice that specialises in design-led residential design. The practice is headed up by Allister Godfrey RIBA, who has over 20 years post-qualification experience in all types of residential design, from small extensions through to £multi-million one-off houses and multi-unit developments. The practice's design ethos is to be exciting and innovative but is always offset by a pragmatic and sensitive understanding of existing buildings and their context.

## **SITE CONTEXT**

77 Kingston Road is a 3.5 storey semi-detached Victorian dwelling. It is situated opposite the west façade of St Margaret's Church, on the junction of Kingston Road and St Margaret's Road. The site and house lie within the St Margaret's character area of the wider North Oxford Victorian Suburb Conservation Area. The site extends from Kingston Road west to reach the Oxford Canal.

A low brick wall, typical of the locale, forms the boundary demarcation to Kingston Road, and has been adjusted to provide a single off-road parking space. The low brick wall continues along the south boundary up to the gate that provides access to the rear of the property.

The pair of dwellings are constructed with buff brick and red brick string course detailing under a natural slate roof. Stone sills and lintels feature in the composition of the frontage with stone mullion details forming the bay windows.

The gabled frontages of the pair echo the proportions of the Gothic styled dwellings to the south but are more Neo-classical due to round arched details. Access to the principal entrance of both dwellings is stepped, creating half-basements (or lower ground floor). The frontages of the pair are largely intact retaining original single-glazed timber sash windows throughout. The application dwelling's entrance door appears to be C20th and a Velux rooflight added to the roof slope.

The south façade of the application dwelling is also reasonably intact, although marred by a profusion of C20th uPVC drainage pipes. The gap created by the spacing of dwellings yields a pleasant view of the mature landscaping of the

rear gardens. The curious overhang of a late 1980's tile hung extension at first floor is clearly visible in the gap.

The land slopes and steps down from the frontage to give a level access to the rear. This slope continues, for around 52m, gently down to the canal. The rear façade of the dwelling has seen a number of C20th alterations, not least with the late 1980's first floor (second floor level) bathroom extension, with some original features lost, such as rubbed brick arches.

A timber fence approximately 1.2 to 1.5m high separates the application site from its attached neighbour, No. 78. There are no significant structures or outbuildings to the existing garden. The garden to No. 78 follows a similar topography and there is a large single storey brick outbuilding spanning nearly the width of the site nearest the canal.

The boundary from the application site to the detached neighbour is characterised by the extension of the low brick wall from the frontage that becomes a retaining wall to the application site due to the change in levels. The land immediately to the rear of No. 76 is approximately 1m higher than the application site. This is level through to the large single storey outbuilding located around 9.5m away from the rear of No. 76.

There are 3 Listed, Grade II structures/buildings within the immediate vicinity of the application property:

WAR MEMORIAL AT ST MARGARET'S CHURCH  
List UID: 1392249

CHURCH OF ST MARGARET  
List UID: 1068754

VICARAGE OF THE CHURCH OF ST MARGARET  
List UID: 1047114

## **PLANNING HISTORY**

The following list has been obtained from Oxford City Council's website:

### **17/02125/CAT**

Fell no.1 Ash Tree and remove no.1 Hawthorne Tree in the North Oxford Victorian Suburb Conservation Area

### **17/01197/CAT**

Fell 1no. Mature Cherry Tree (T1), 1no. Mature Sycamore tree (T4), 1no. Ivy Clad tree (T6), reduce 1no. Mature Weeping Willow tree (T2) by up to 5 metres spread and 4 metres height, remove/coppice mixed screen of Laurel and Prunus (T3), reduce and crown lift to 2-3 metres 1no. Mature Hawthorne (T5) in North Oxford Victorian Suburb Conservation Area.

### **12/02876/CAT**

Prune Willow tree (reduce crown by up to 2 linear metres), prune Thorn tree (reduce by 30% and shape) and reduce 8-10 stumps to around 7ft high in the North Oxford Victorian Suburb conservation area (amended description)

### **09/01716/CAT**

Fell sycamore tree in the North Oxford Victorian Suburb Conservation Area  
Prune (crown reduce by approximately 25%) Willow tree in the North Oxford Victorian Suburb Conservation Area.

**03/01888/CAT**

Crown reduce willow by 20% to pre-empt crown failure at 77 Kingston Road in the North Oxford Victorian Suburb Conservation Area.

**87/00612/LH**

Conservation Area Consent for demolition of upper level of existing rear extension

**87/00613/NFH**

Demolition of upper level of existing rear extension. Rear extension at 2nd floor level for bathroom

## **DESIGN**

The applicants commissioned AY Architects in 2011 to improve their home by refurbishing and extending the property. The resultant design was not submitted for planning approval. As the applicant's family's needs have developed and matured in the intervening years, Allister Godfrey Architects were engaged to develop a design solution to suit their requirements.

In broad terms this proposal follows that which was previously designed. The proposal seeks approval for the demolition of the rear three storey extension, including the 1987 approved bathroom extension. This is to make way for a four-storey rear extension, broadly similar in footprint to the existing, to rationalise the bathroom accommodation for the property. On the lower ground floor, it is proposed to extend to the rear with a larger single storey extension. It is proposed to partially wrap the lower ground floor extension around the south elevation to create a new principal entrance to the dwelling.

In its current configuration the house struggles to cope with the demands of modern living. The two original reception rooms at ground floor level are given over to master bedroom and study for the applicants, with the floors above being used as the children's bedrooms.

The lower ground floor is used as kitchen, dining and living along with occasional study use. Access and outlook to the garden is limited. Access to the rest of the house is via a narrow winding stair. This space is cramped and inadequate.

It is proposed to remove the modern staircase serving the lower ground floor, replacing it with a straight flight to provide a legible and easy to use route from the upper floors. At the ground floor the stair lands opposite the foot of the original stair. The removal of circulation space on this floor allows for the replanning of the master bedroom giving access to a private bathroom in the rebuilt rear extension.

On the floors above the rebuilding of the rear extension allows for similar bathroom reconfigurations and for the foul drainage for the property to be internalised, removing the profusion of uPVC drainage pipes from the exterior.

It is proposed that the rear four storey extension be built in buff brickwork to match colour, texture, and style of the original house. Where the new roof connects to the existing this is to be in natural slate to match. The use of matching materials will respect the existing building and will remove the curious overhanging first floor extension to improve the view through the gap between the application property and its neighbour.

At the lower ground floor level, it is proposed to construct a parapeted flat roofed extension. The simple cube-like extension will partially wrap around the south elevation of the existing dwelling to form a new principal entrance to the property. It is proposed to create a stepped access down from the street level parking area to the new entrance. A small area of flat roof will break out of the parapet in this location to provide some weather protection at the door. It also acts as a visual signifier of the door. Any perceived impact on the conservation area is mitigated through the distance from the street and the lowered levels.

The parapeted wall is stepped in from the northern boundary to accommodate the requirements of the 45/25° rule to ensure the lower ground floor opening to No. 78 Kingston Road receives sufficient natural daylight. The lowered part of the rear extension is to be clad in dark grey standing seam metal sheeting.

The existing lower ground floor layout receives little natural light, due to the configuration of openings, deep plan, and poor layout. It is proposed to have a glazed entrance door and large window in the south façade of the proposed extension, along with a flat rooflight over to provide natural light from the best part of the day deep into the plan.

To the west of the single storey extension a glazed garden room is proposed. This will provide additional and much needed living area along with allowing late afternoon sunlight to penetrate the interior of the house at this lowered level.

## **DAYLIGHT/SUNLIGHT ASSESSMENT**

The proposal has been designed in consideration of the 45/25° Rule for the protection of available daylight and sunlight. The design does not breach the guidance to either neighbour. Any existing flanking windows to either property serve non-habitable spaces. New flanking windows and glazing are partially below ground level and do not have any overlooking.

## **ACCESS & PARKING**

There will be no changes to the pedestrian or vehicular access to the site from Kingston Road.

The location of the dwelling is in a sustainable location within the city; within easy walking and cycling distance of shops, schools and other services. The single space in front of the dwelling for off-road parking makes a small but meaningful contribution to the removal of on-street parking.

The applicants will be providing secure and lockable storage for bicycles elsewhere on the property.

## **CONCLUSION**

This proposal seeks to remove what could now be termed as ‘inappropriate’ additions to a handsome Victorian dwelling. The proposed extensions and internal alterations will improve the internal layout of the existing dwelling and provide much needed additional living accommodation, through high quality, contemporary design, and material use.

The removal and taller rebuilding of the existing rear extension has a precedent at No. 79 Kingston Road. The increase in height of the building is not significant enough to cause any loss of residential amenity or visual harm.

The view through the gap between the application site and its neighbour will be much improved and therefore causes no material harm to the character of the Conservation Area, nor the adjacent Listed structures and buildings.

Given the proposed ground floor extension is sited away from the street and at a reduced level, it can be argued that this too will not cause any material harm to the Conservation Area.

## **Appendix A**

Photographs of the existing dwelling



View of frontage onto Kingston Road



View of frontage



View of late 1980's extension atop previous extension



View of rear of property

rear extension at  
79 Kingston Road

hatched area to indicate  
application property  
77 Kingston Road

76 Kingston Road

outbuilding



hatched area to  
indicate extent of  
proposal