

Design & Access Statement

This statement has been prepared to accompany an application to seek listed building consent for works to 34 Park Town Oxford OX2 6SJ.

Please also read alongside the Heritage Impact Statement prepared by Hubbard Consulting and details prepared by specialist companies.

THE SITE

Park Town is a small residential area in central North Oxford. It was one of the earliest planned suburban developments in the area, designed by S L Peckham in the mid-19th Century. It includes two crescents of town houses, surrounding communal gardens and a number of larger villas.

No. 34 is one of the end houses of the southern crescent of terraced buildings.

It is Grade II listed dating to the mid-19th century and within the North Oxford Victorian Suburb Conservation Area.

As with the other properties in the crescent, the front elevation has rusticated stonework on the ground floor and ashlar stonework above. There is a cornice detail with parapet wall above, behind this is a mansard slate roof with lead covered dormers. Most of the windows are timber sash painted white with stone detailing around and stone sills. The dormers are lead covered and have timber casement style windows painted white. The front door is timber painted red. The chimney is part ashlar stone, part 'modern' render. Soil/waste/rainwater pipes are cast iron.



Front elevation

The rear elevation of the main range is brickwork, as per the other houses in the crescent. No.34 has stone quoins. The roof is natural blue slate. The windows are timber sash style

painted white with brick fan arch lintels and stone sills. Doors are timber units painted white. The rainwater goods are cast iron painted black and there is a grey plastic soil pipe.

Again, as per the other houses in the crescent, there are later additions to the rear elevations. No. 34 has two.

The first-floor extension, which was added in 1949, is brick, on brick supports. The roof is flat, and this has been paved to create a terrace. It has steel railings around the perimeter painted white. The windows are metal casement painted white with brick soldier lintels and tiled sills. The precast concrete lintels that support the first floor have modern render over them. There are also wooden panels between the supports. Rainwater goods are cast iron painted black.

The small lean too extension is also brick with a blue slate roof. The French doors are timber painted white with a brick fan arch lintel over. Rainwater goods are cast iron painted black.



Rear elevation of house

The side elevation of the main range is ashlar stone. There are two small windows at ground level, both timber casements painted white. There is also a later addition in the form of a single storey building used as a garage/storage. It has concrete rendered walls and a felt flat roof. The garage door is a modern steel up & over type. On the front elevation is a sash window painted white with raised render detailing around it.

The plot on which the dwelling sits is triangular with a site area of 197.5 sq.m. The dwelling is located at the north west of the site with its front elevation facing the same direction. It is set back 3.15m from the road which runs parallel to it. Between the road and the house is a 1.8m

wide footway, low brick boundary wall with stone plinth and steel railings and a small concrete area. The front door to the house is on the right-hand side of the front elevation and reached via a stone pathway/steps directly off the footway.

To the rear of the property is a garden area which is mostly paved with borders. It is accessed via a gate off an access road that runs alongside the property. The rear area boundaries are formed by high red brick walls.

To the side of the dwelling is the garage and this has the same boundary detail as the front.

The house is five-storey and has the typical layout of houses of this period with the lower ground floor and attic being occupied by the servants and the middle floors by the family.

It has always been a private family home and will continue to be so.

PLANNING HISTORY

Addition of first floor kitchen.

Ref. No: 49/00676/A_H Status: Approved

Listed Building consent: alteration of existing double hung sash window to rear main elevation for access doorway to rear addition roof and for provision of balustrading to parapet of extension to provide balcony area (Retrospective)

Ref. No: 85/00898/L Status: Allowed on appeal

Provision of balustrading to parapet of extension to provide balcony area (Retrospective)

Ref. No: 85/00899/NFH Status: Refused

Works to 1no. Yew, 1no. Holly, 1no. Hazel, 1no. Magnolia, 1no. Lawson Cypress, 1no. Laburnum, 1no. Cherry, and Virginia Creeper as specified by New Leaf Tree Surgery Ltd in the Central Conservation Area.

Ref. No: 20/02112/CAT Status: Raise no Objection.

Erection of lower ground floor rear extension. Conversion of garage to habitable space and alteration to existing garage roof. Formation of a new terrace. Enlargement of existing dormer to front roof slope and insertion of 2no. rooflights to rear roof slope. Alterations to rear boundary walls and formation of a new gate to existing garden. Alterations to fenestration and railings. Remove rendered plinth down to ground floor level alongside side elevation to provide timber bin store. Provision of cycle store to rear garden (amended description) (amended plans)

Ref. No: 20/02845/FUL Status: Approved

Erection of lower ground floor rear extension. Conversion of garage to habitable space and alteration to existing garage roof. Formation of a new terrace. Enlargement of existing dormer to front roof slope and insertion of 3no. rooflights to rear roof slope. Alterations to rear boundary walls and formation of a new gate to existing garden. Alterations to fenestration and railings. Remove rendered plinth down to ground floor level alongside side elevation to provide timber bin store. Provision of cycle store to rear garden. Internal alterations to include removal of walls, sections and ceilings, installation of beams, removal of bathroom in existing study and removal of electrical board.

Ref. No: 20/02846/LBC Status: Approved

DESIGN

The house has been unoccupied for fifteen years and in need of repair & updating to bring it back to life.

Our aim is to

- protect and enhance the original design of the house including its external appearance and internal architectural features.
- improve the thermal performance.
- increase the amount of natural light entering the building and improve passive solar gain.
- improve the layout for modern day family living.
- use sustainable materials where possible.

PROPOSALS

Both planning approval & listed building consent was granted for works to the property as mentioned in the planning history section.

This application is being submitted in order to seek listed building consent for works that did not receive consent on the first application (20/02846/LBC).

Please also see submitted drawings and details prepared by specialist companies.

Lower Ground Floor

The proposed lower ground floor layout which was submitted previously needs to be amended following investigation of the rear 'modern' extension footings.

The foundations were found to be approximately 900mm from ground level so the structural engineer stated that the area around the piers to the 'modern' extension should be as existing.

Due to this, the internal area around the back door will be kept as existing as well, and not become a shower room as approved.

As the shower room will not be formed in this position now, we propose to make use of the cupboard that leads off the hallway and the one in the front bedroom and form it there.

The opening to the cupboard in the bedroom will be infilled with concrete block/plaster finish and the stud wall that separates the two cupboards will be removed.

A new partition wall will need to be formed to separate the shower room from the area where the service meters are. This will be 50x100mm timber studs with skim coated plasterboard facing. In order to access the meters, a new opening is proposed to be formed in the wall. It will be 762mm wide x 1000mm high with a pair of timber doors.

The foul water sewer runs beneath the building and the new soil and waste will be connected to this.

The new extractor fan will be a down draft type and exit to the window well to the front bedroom. It will not be visible to the public.

Since submission of this LBC application, the client has decided not to go ahead with the lower ground floor extension, so this element and associated works has been removed from the drawings.

A coal store has also been discovered to the rear of the property where the extension was due to be formed, this will be used as a small storage space. There is an opening to the cellar from the lower ground floor but there is no door. Double doors will be fitted. The ceiling is in poor condition so this will be removed, and a concrete slab formed over. The room will be tanked and lined as per the rest of the lower ground floor to prevent any ingress of moisture. It will also be ventilated.

Ground Floor

Remove section of wall between proposed kitchen & dining room. Fit steel beam over. This alteration has been carried out on most of the properties in the crescent and improves the natural light to these rooms making them feel light and airy.

Insert one rooflight to single storey limb on the side elevation (former garage) instead of three as previously proposed. One will be more in keeping. The rooflight will be a metal unit produced by the Cotswold Casement Company and be flush fitting. Size 717mm wide x 1028mm high.

Due to the lower ground floor extension not going ahead now, this means there will be no terrace. In order to access the garden from the kitchen area, we propose steel steps & handrails painted black to replace the current timber steps with steel side supports.

Third Floor

Insert two instead of three flush fit roof lights to rear roof slope as previously proposed. Two will be more in keeping. The rooflights will be metal units produced by the Cotswold Casement Company and be flush fitting. Size 717mm wide x 1028mm high.

These will allow more natural light to the bedroom and the staircase as well as provide ventilation and improve passive solar gain.

External

As there will be no terrace now, the brick buttresses to the taller section of brick boundary wall can be within the property and not the access side which could have caused issues for larger vehicles.

APPEARANCE

The proposed roof lights will be flush fit metal units as mentioned above and be in keeping with the age of the building and area.

The steps up to the kitchen are simply an upgrade of what is there at present and in keeping with the age of the building.

With regards to the brick buttresses, there are already some on the access side supporting the wall. Moving them to the inside face of the wall removes any impact to the street scene.

PRIVACY & DAYLIGHT

The proposed works will have no impact with regards to privacy and natural light.

ACCESS

No change.

*Derek Skeats Associates Ltd 09/02/2021
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