



DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR 90 CHILSWELL ROAD OXFORD OX1 4PU



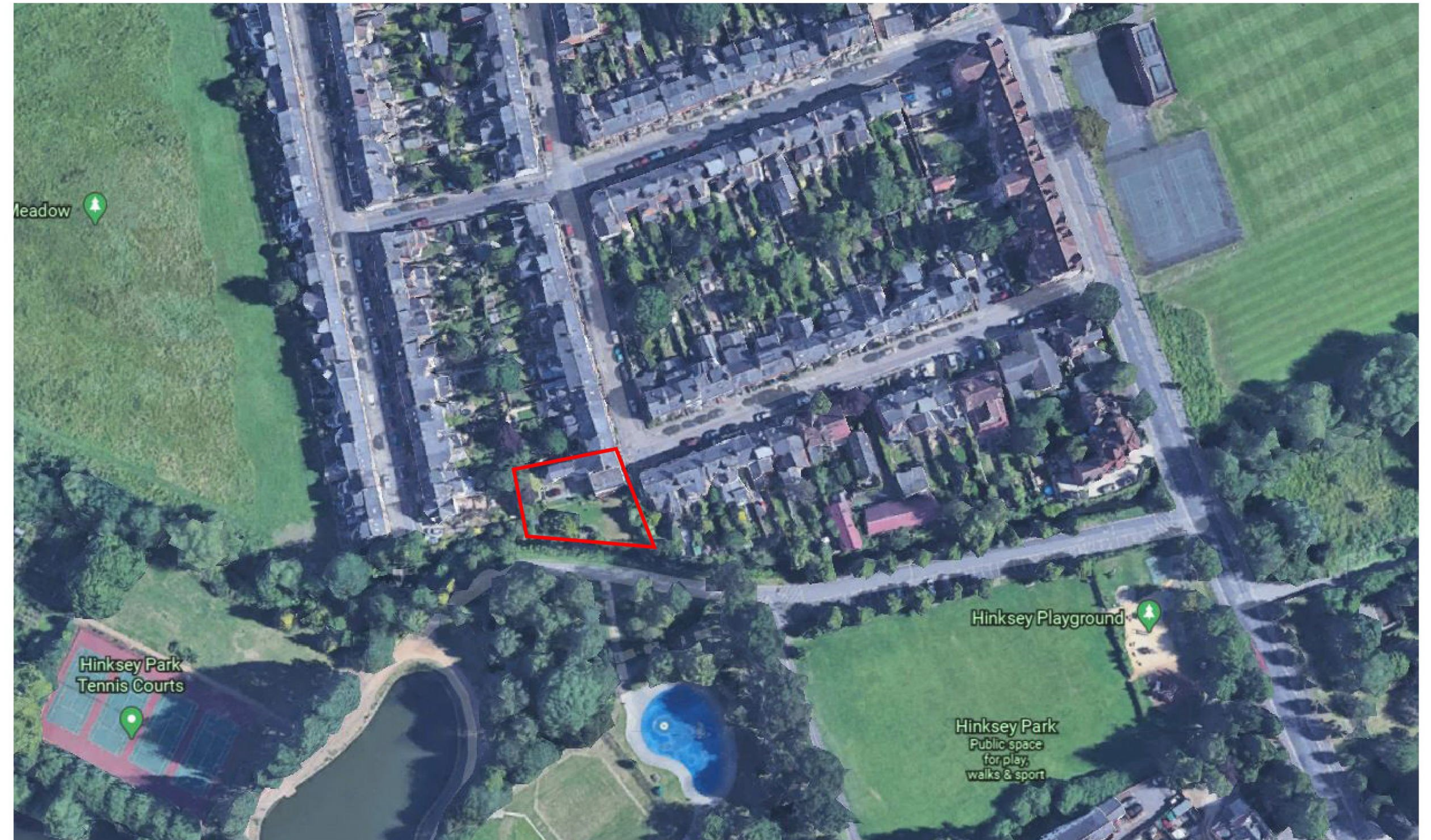
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Above; OS Map of 90 Chilswell Road
(Highlighted in red)
Scale 1:1250



Google Aerial of Site (Google Earth)



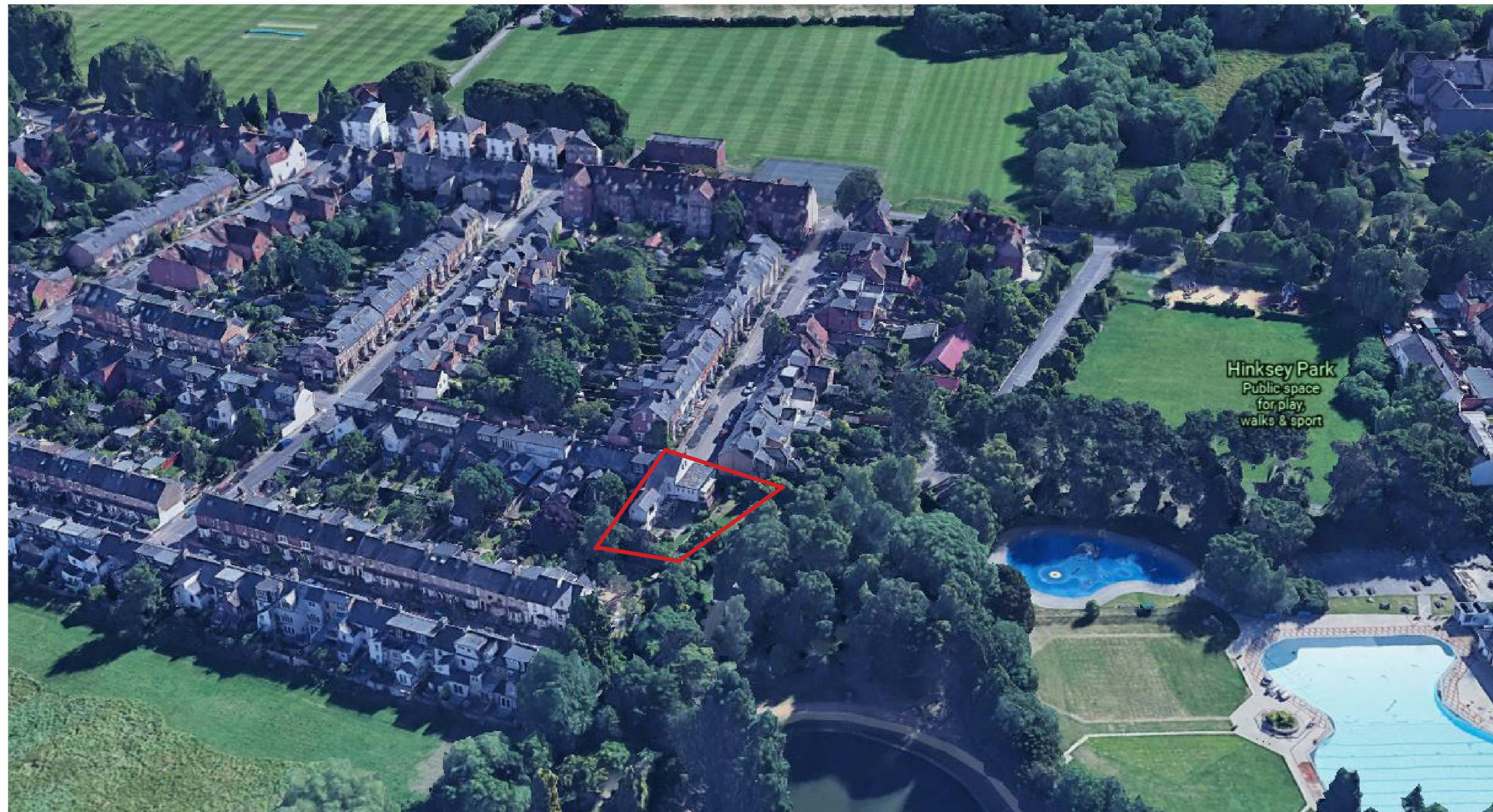
1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the Householder planning application for the demolition of existing extensions and outbuildings, the addition of a new two storey rear extension and fabric upgrades to the existing building to create a contextually responsive, low-energy family home.

No. 90 Chilswell Road is a typical Victorian (c.1890) end of terrace property of brick construction with slate roof, and a single bay window frontage, typical of the properties found throughout South Oxford. The applicants have approached Gresford Architects to prepare a scheme that creates a modern family home through the demolition of ad-hoc existing extensions and providing enhanced thermal improvements to the existing building fabric. This approach is in line with sustainable aspirations and thinking, where existing buildings, and their inherent embodied carbon, are improved and reused instead of being demolished and replaced. Furthermore, the design has been developed to improve the character of the Victorian street frontage and views of the property from Hinksey Park through the condensed and rationalised form and mass. The Design and Access Statement demonstrates how the proposal is sympathetic to the Victorian character of the property and context, and is further enhanced by the proposed extension, creating a sustainable and low-energy home.

The Design and Access Statement outlines how the proposed works have been carefully designed in line with Oxford City Council planning policies, seeking to compliment the original property and wider context while greatly improving the building and its fabric.





Above; No. 90 location within Chilswell Road highlighted with red dashed line (Google Earth)



Approach to the site from Edith Road (Google Earth)



Approach to the site from Chilswell Road (Google Earth)





Above; Front elevation of 90 Chilswell Road within streetscape



Above; Front elevation of 90 Chilswell Road on street corner



Above; Existing garage with side extension above



Above; Front elevation of the side extension to 90 Chilswell Road





Above; North Elevation of 90 Chilswell Road from Hinksey Park



Above; Rear elevation showing previous extensions



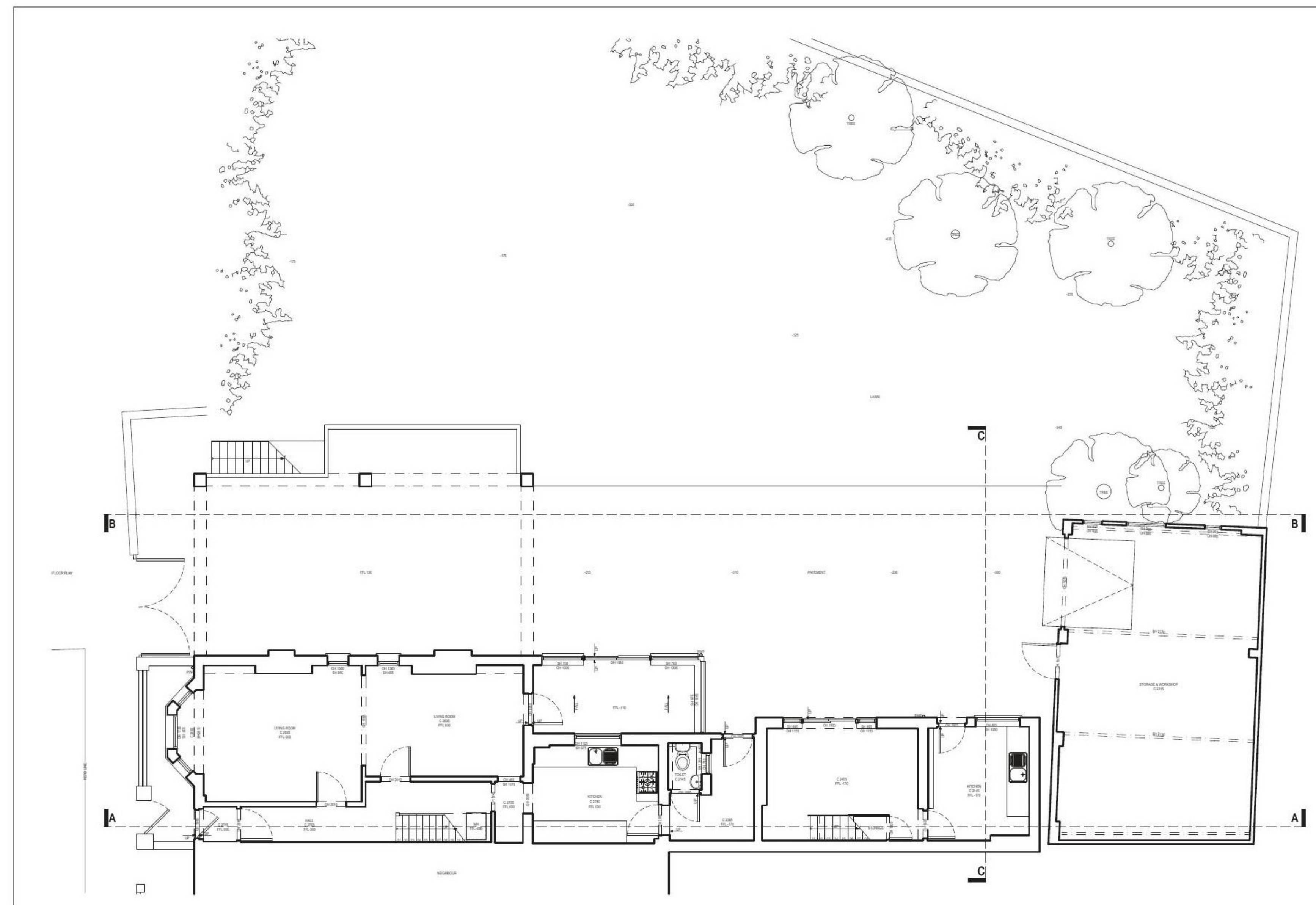
Above; Side extension from Hinksey Park



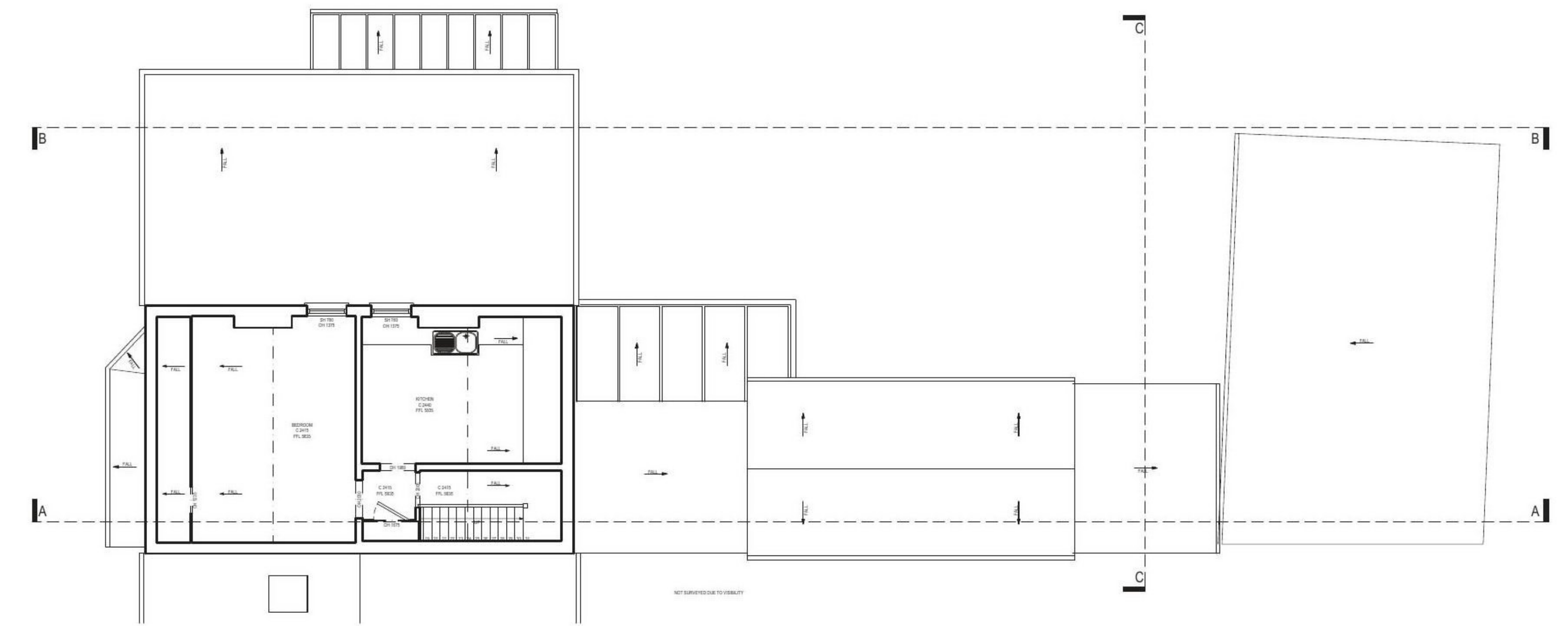
Above; Elevation of rear, two storey addition



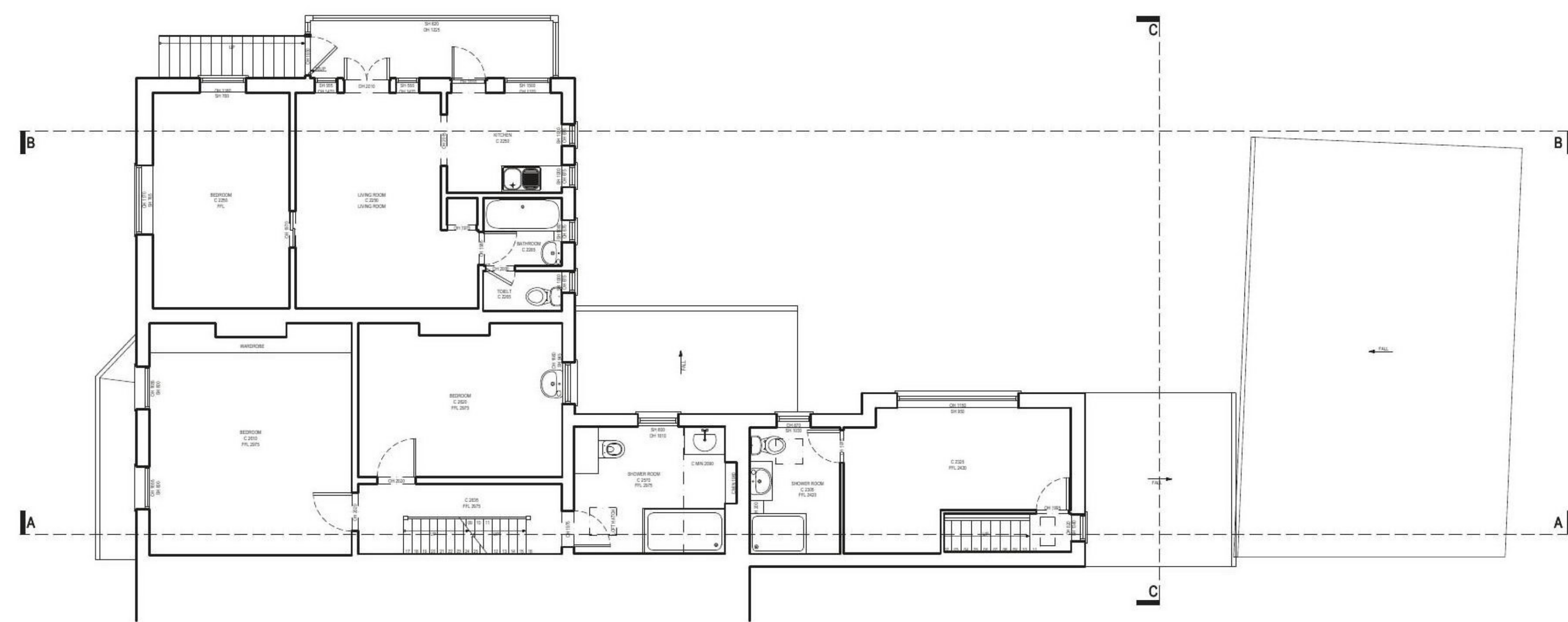
1.1 EXISTING PLANS



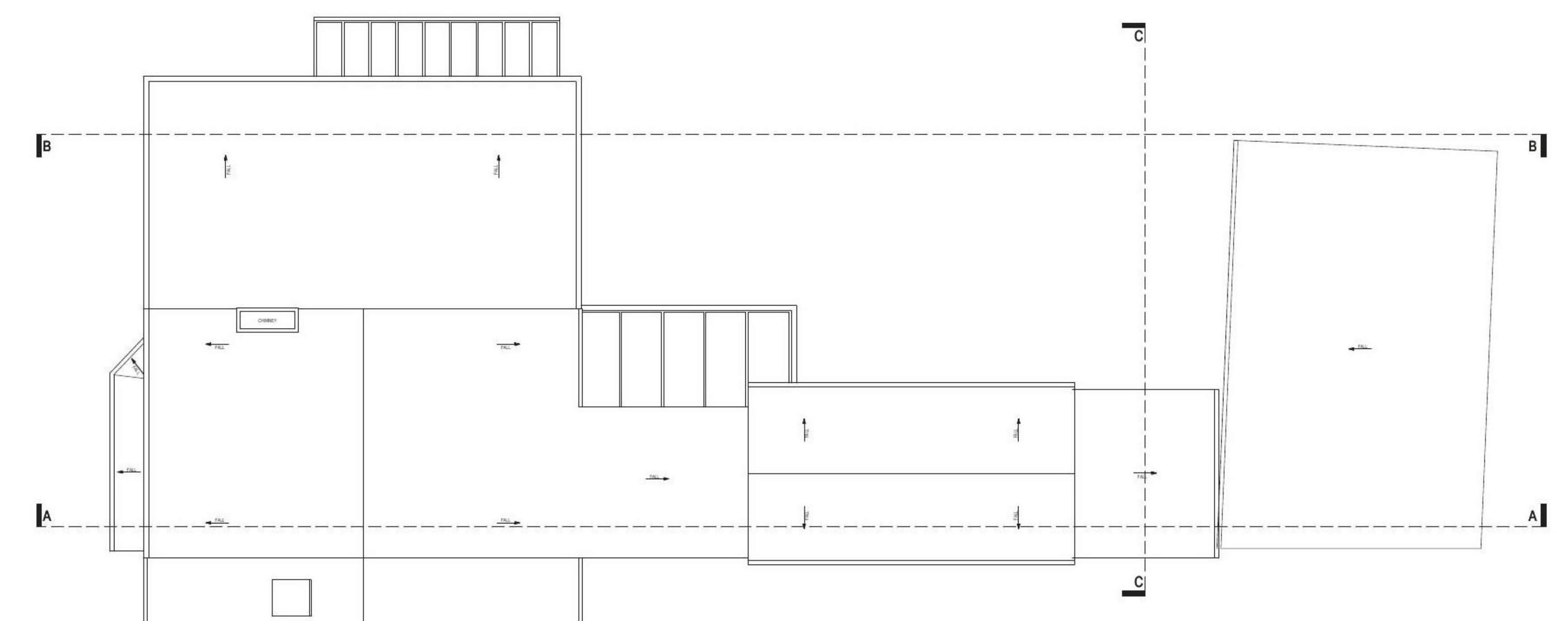
Above; Existing ground floor plan for 90 Chilswell Road



Above; Existing second floor plan for 90 Chilswell Road



Above; Existing first floor plan for 90 Chilswell Road



Above; Existing roof plan for 90 Chilswell Road





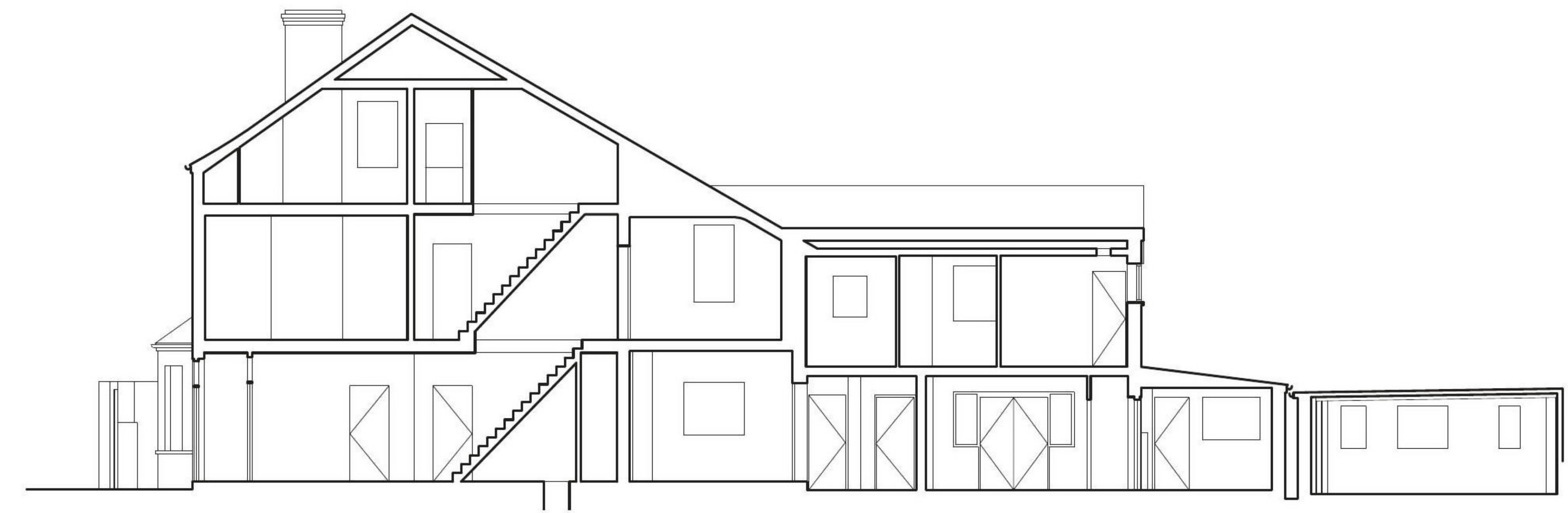
Above; Existing Front Elevation of 90 Chilswell Road



Above; Existing section through numbers 14 and 16 Stockmore Street



Above; Existing Rear Elevations of numbers 14 and 16 Stockmore Street



Above; Existing long section A-A through 90 Chilswell Road



Above; Existing long section B-B through 90 Chilswell Road



2.0 PLANNING CONTEXT AND HISTORY

2.1 PLANNING CONTEXT

Local Context:

The property is located at the junction between Chilswell Road and Edith Road, South Oxford. The house is not listed or located within a Conservation Area. The site is outside the City Centre Archaeological Area and there are no listed buildings within the vicinity or curtilage of the properties or TPOs.

The site partially backs onto Marlborough Road with Eastwyke Ditch bordering the property to the South, overlooking Hinksey Park.

The site is located within Oxford City View Cone's, however the property isn't visible within the view cone, blocked by other existing properties and foliage (established trees, bushes etc.). Additionally, the Oxford View Cones Study report states that development that rises above the general roofscape draws attention away from the historic City Centre view. However, the proposal does not extend above the existing ridgeline and therefore does not draw attention away from the Oxford Skyline protected view.

The site is only subject to the council's policies on domestic extensions and building works. The design has therefore been prepared and developed with relevant policies, and advice, in mind. Including the following:

Technical Advice Note 5 – External Wall Insulation

External wall insulation is proposed on the existing property to improve the thermal performance. The walls are currently rendered so there will be no visual impact caused by the external insulation. Additional measures to improve thermal performance will also be implemented, including new windows, additional loft insulation, improved air tightness, alongside renewable alternatives to heating and cooling. All of which are suggested within the guidance.

Heritage Energy Efficiency Tool (HEET) and Guidance

The extension will be constructed to achieve the highest levels of thermal performance possible, which will be tested throughout the technical design process. Sustainable construction methods and materials will also be utilised to reduce the embodied carbon within the development. The upgrades include internal wall insulation, triple glazed windows and low U-Values. The upgrades are in-line with those suggested in the HEET guidance and have been designed so they do not detrimentally impact the historic appearance and features of the properties.

Policy HP11 – Low Carbon Homes

Policy CS9 – Responding to Climate Change

Although the policies apply to developments of 10 or more dwelling houses, one of the main drivers for this development is to create low carbon, low energy homes utilising the existing building stock achieving standards that far exceed Part L of the Building Regulations. This responds to Oxford's "key strategic objective of the Core Strategy (...) to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources."

Policy CS11 – Flooding

Policy RE 3 E – Oxford Local Plan 2016 - 2036

The property is located with Flood Zone 3, and as such a Flood Risk Assessment has been undertaken and submitted as part of this application. The policy states that permission will not be granted for developments within Flood Zone 3b. However, as demonstrated in this document, the proposed development of habitable footprint area is reduced from the existing as the footprint of the proposed extension is smaller than the existing buildings to be demolished.

Additional, SUDs will be utilised where possible in response to the policy: "Unless it is shown not to be feasible, all developments will be expected to incorporate sustainable drainage systems or techniques to limit runoff from new development, and preferably reduce the existing rate of run-off."

Policy G6 – Oxford Local Plan 2036 – Residential Garden Land

The proposed aims to enhance the character of the street through the demolition of unsympathetic 20th Century extensions on the street frontage and restoring the original proportions of the front elevation. The proposed extension condenses all the previous extensions to create a high quality, contemporary design. Furthermore, the design has been developed to take into consideration its appearance from adjacent public footpaths and views in response to the policy.

The landscape design will aim to maximise green space with enhanced planting and trees will encourage local biodiversity.

Policy MS – Motor Vehicle Parking

The development is located within a Controlled Parking Zone and currently has off street parking. The proposed includes the provision of 4no off street parking spaces. This will reduce the on street parking demand and the vehicles will be concealed behind a secure gate to ensure minimal visual impact of the street frontage.



2.2 PLANNING HISTORY

Additions and Alterations to rear extensions

Ref: 54/03765/A_H

Date: May 1954

Decision: Approved

The property was granted planning permission for alterations to the existing rear extensions as well as the addition of a new extension to replace existing outbuildings.

Garage and workshop

Ref: 54/00319/D_H

Date: Dec 1954

Decision: Refused

Alterations and extensions to form self-contained flat.

Ref: 55/04563/A_H

Date: May 1955

Decision: Approved

Permission was granted for alterations to the existing extension to form a new flat as well as other small additions to provide additional accommodation.

Extension to form additional accommodation at 1st floor level

Ref: 58/06915/A_H

Date: May 1958

Decision: Approved

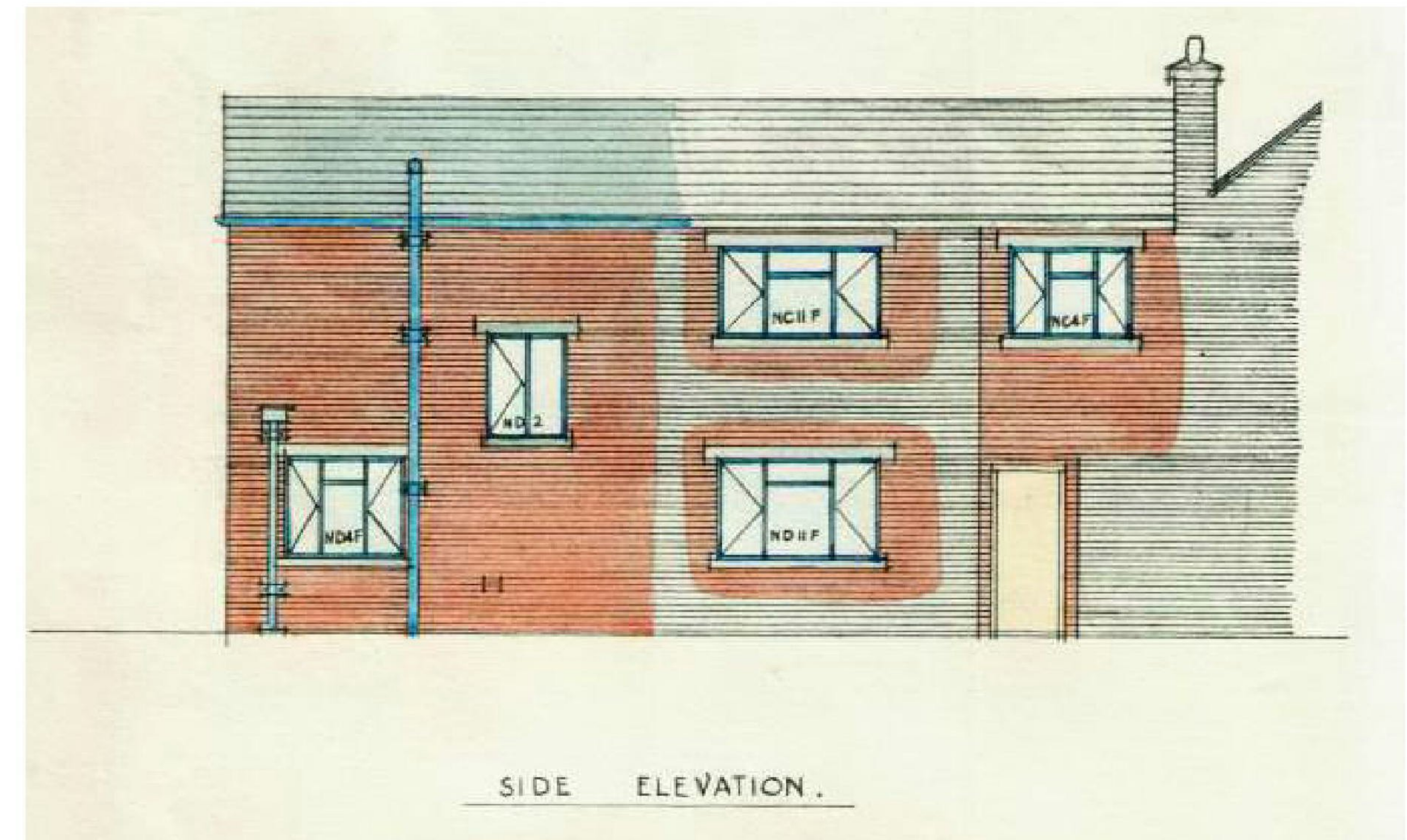
Approval for the side extension facing onto the street with parking area / garage beneath.

Extension to living room with bedroom above

Ref: 61/10404/A_H

Date: Feb 1961

Decision: Approved



Above; Proposed two-storey self-contained flat



Above; Side and front extension

Wider Context:

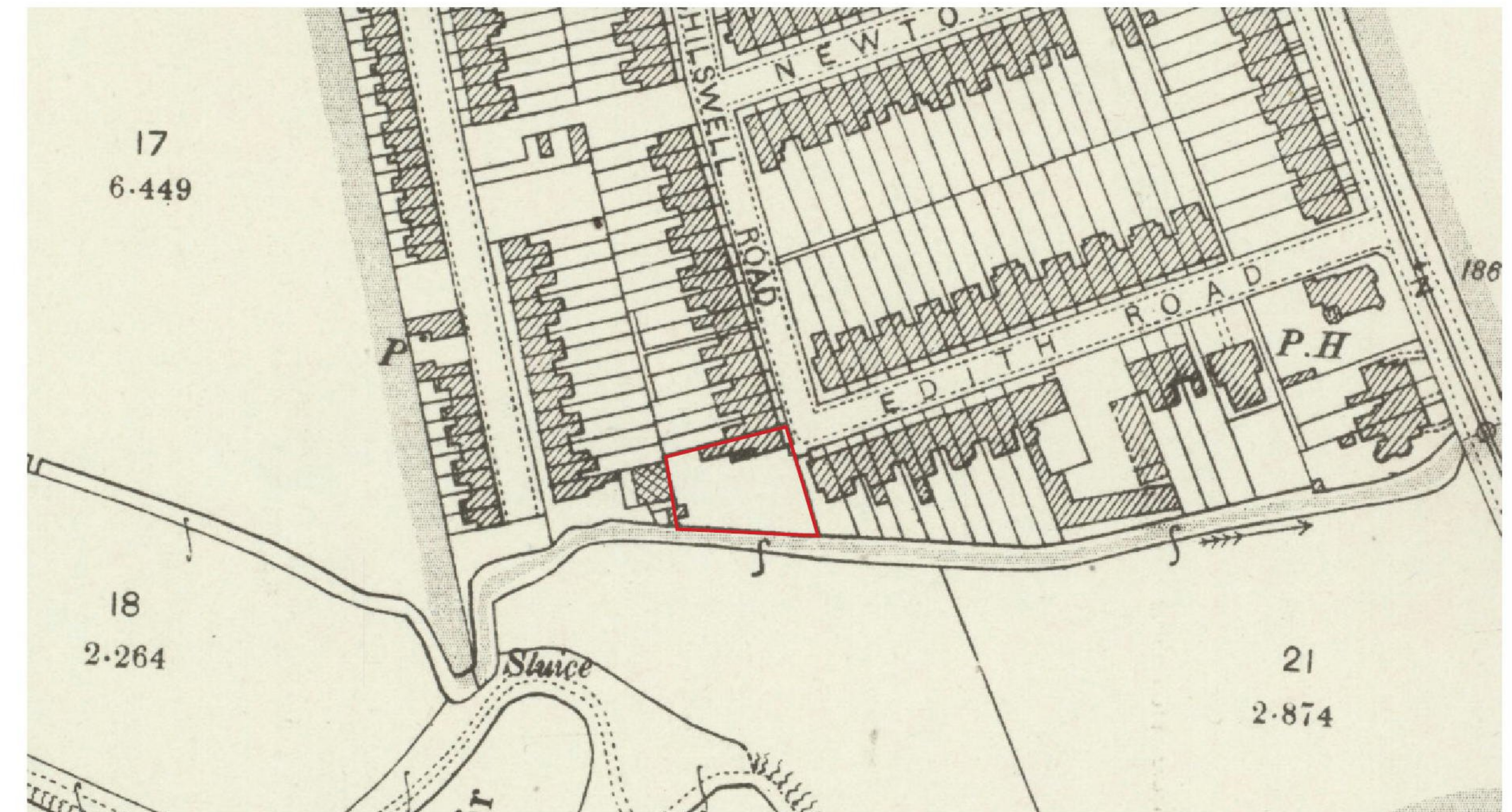
Chilswell Road runs parallel to Abingdon Road with Kineton Rd, Newton Rd and Edith Rd joining the two streets. Hinksey Park is located to the immediate south of the property which provides recreational external space and greenery as well as facilities such as a community centre and outdoor swimming pool.

Prior to development in 1890, the site was occupied by fields and farmland. During the late 19th century the surrounding streets were developed in a typical Victorian terrace style. 90 Chilswell Road was originally developed as a shop, with workshops to the rear.

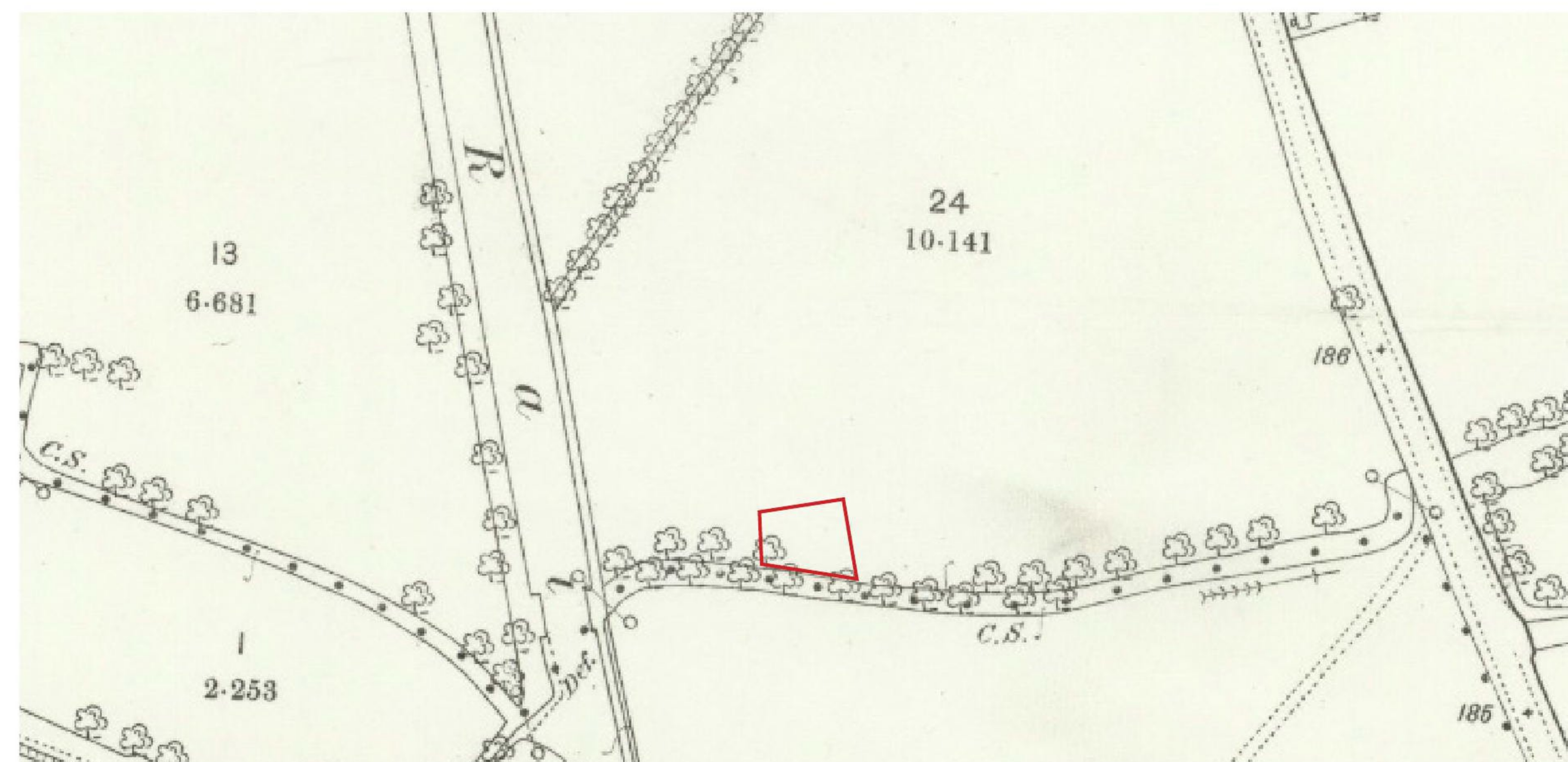
The property was extensively extended and reconfigured between the 1950s and 1960s including the addition of a side extension which features on the street elevation and significantly impacts the proportions of the Victorian frontage.

Architecturally, the street consists predominantly of Victorian single-bay terrace houses, with a handful of late 20th century properties towards the Abingdon Road end. Similarly, the material palette is fairly consistent throughout, red / blonde bricks and slate roofs are a common theme with some retrospectively rendered properties scattered throughout. Timber cladding and hung tiles can be found on some of the later properties intersected between the Victorian houses.

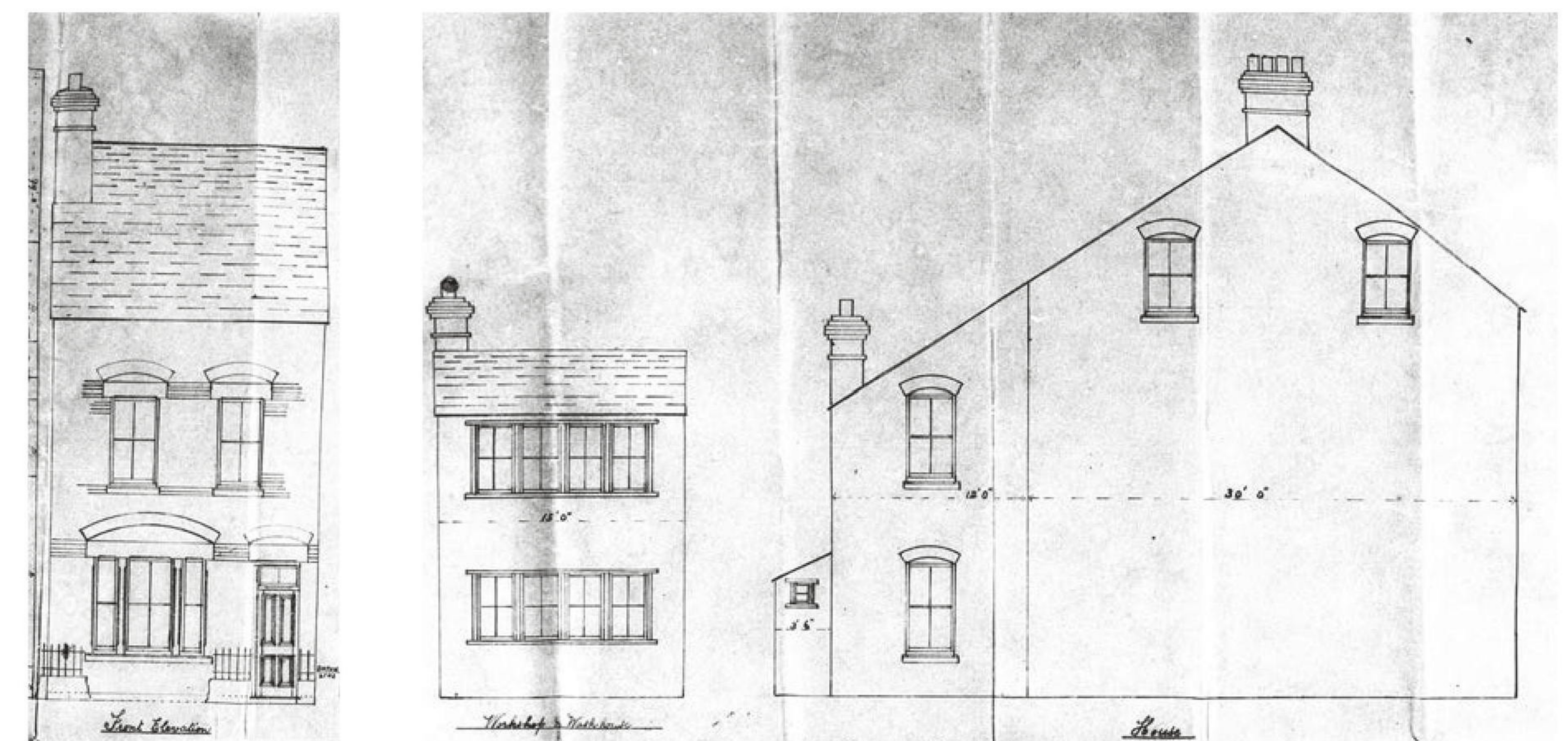
There is very little consistency to the rear of the properties, with many being extended and altered throughout different periods, creating a dynamic rear elevation of vary quality and differing in both material and form.



Above; Map from 1898 showing Chilswell Road soon after development



Above; Map from 1878 showing the fields prior to development



Above; Original plans showing front and side elevations

3.0 LAYOUT AND SCALE

The aim of the proposal is to create a family home fit for modern living while enhancing the historic character of the existing property. In order to achieve this, a concept was developed to create a distinct rear extension which condensed and unified existing extensions, restoring the original form and mass of the Victorian terrace.

The existing ad hoc extensions will be demolished alongside the detached office building, to bring the building back to its basic form. The proposed rear extension will link to the existing building with a glazed central hall and stair, providing a connection between the two structures with a new side entrance.

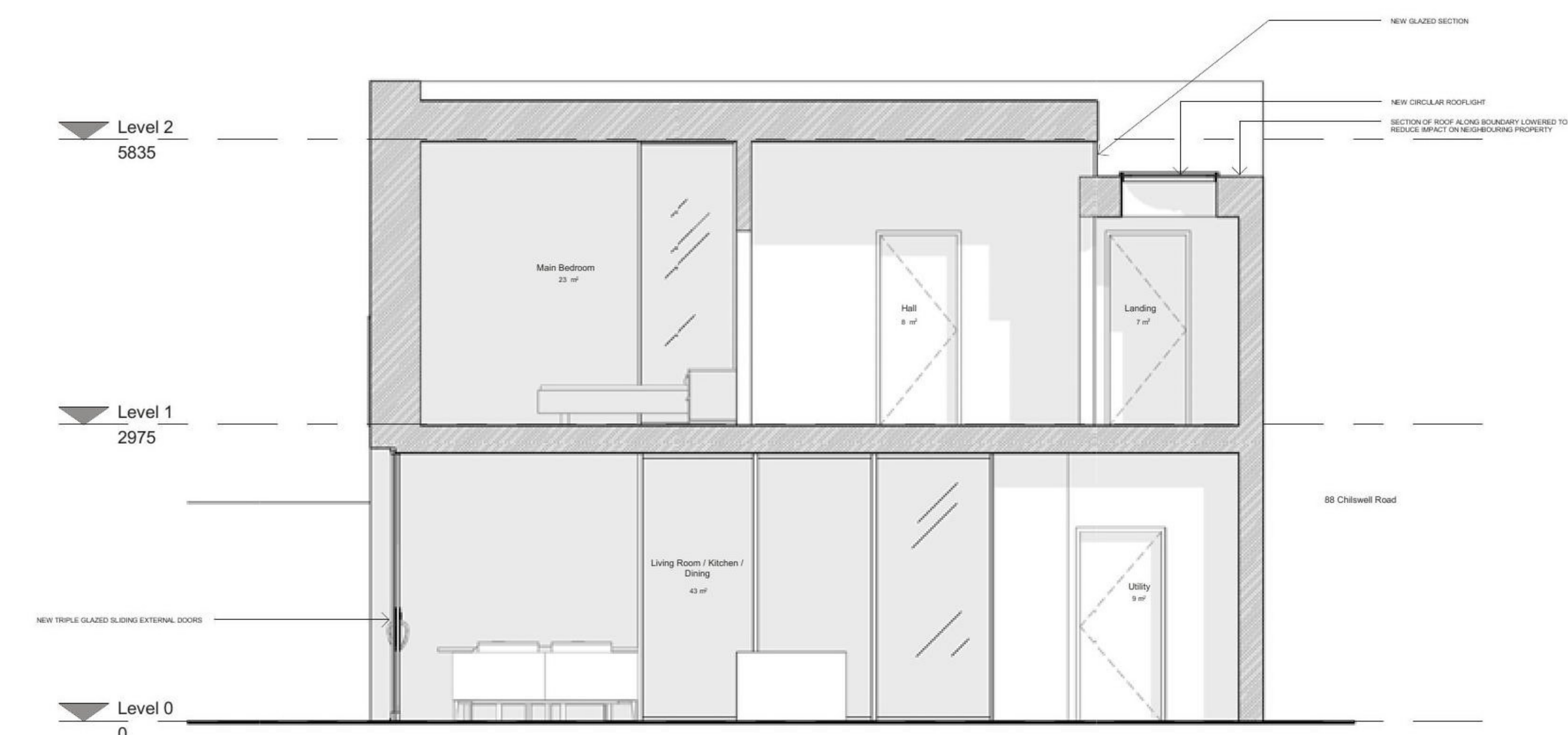
The height of the new extension will not exceed the ridge height of the existing two storey rear extension to ensure the existing building remains the prominent structure of the site. At the boundary between No.90 and No. 88 the roof level drops to minimise the impact on the neighbouring garden. Additionally, the proposed helps to decrease the impact on the adjacent garden by reducing the overall amount of built structure along the length of the property boundary, which is currently entirely developed along the full length of the garden wall. This will allow increased levels of sunlight into No.88's garden by reducing overall overshadowing.

The new extension has been pulled back from the street frontage to restore the original form, and proportions, of the Victorian terrace, and in doing so dramatically improves the visual aspects looking down Edith Road towards Chilswell Road. The design has been developed to focus on the garden, and out towards Hinksey Park. The long-neglected garden will become a key aspect of the design with native fruit trees, kitchen garden and increased areas of green to compliment, and enhance, its local context.

The property is clearly visible from the adjacent public path, with the existing, low-quality, extensions creating the primary elevation along this route. The proposed aims to create a beautiful, high-quality and interesting addition which enhances the local green context and reduces the over built mass. The design allows for the original form of the Victorian terrace to be read clearly from all aspects while the extension follows a contemporary dialogue, sitting lower than the existing property to ensure the Victorian form remains the predominant mass.



Above; Volume comparison - existing (grey), proposed (red)



Above; Proposed section shoring the lowered roofline at boundary to No. 88

The layout of the existing property will retain a reception room to the front, and a new study and accessible shower room will be formed to the rear, the bedrooms at first and second floor will remain unaltered. The existing kitchen and storerooms will be demolished to allow for the construction of the new extension which will house a large family kitchen, living and dining area overlooking the garden. Utility and circulation areas are proposed along the party wall line to match the layout of the existing and create a defined circulation route through the property.

A new master bedroom with dressing area and en-suite will be located at first floor. A double height side entrance hall will link the existing and proposed, providing a second entrance from the garden and parking area in addition to the existing main entrance. The design ensures all spaces flow together, creating a family home to meet contemporary standards.

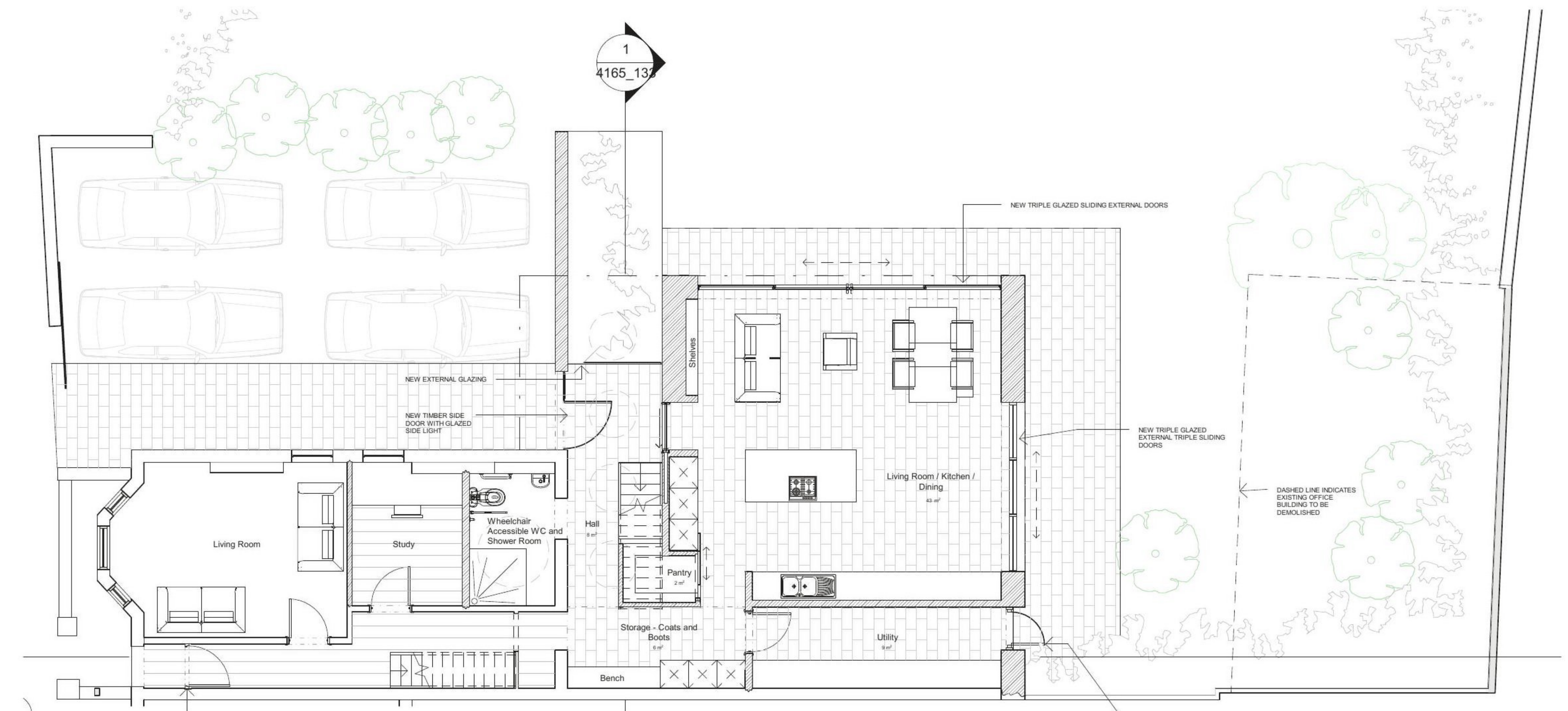
The proposals not the only reduce the overall footprint of development on the site from **156.5m²** (existing) to **133.5m²** (proposed) but also substantially reduce the overall volume from **1042.8m³** (existing) to **949.5m³** (proposed), with the demolition of the existing extensions and outbuilding.

Footprint:

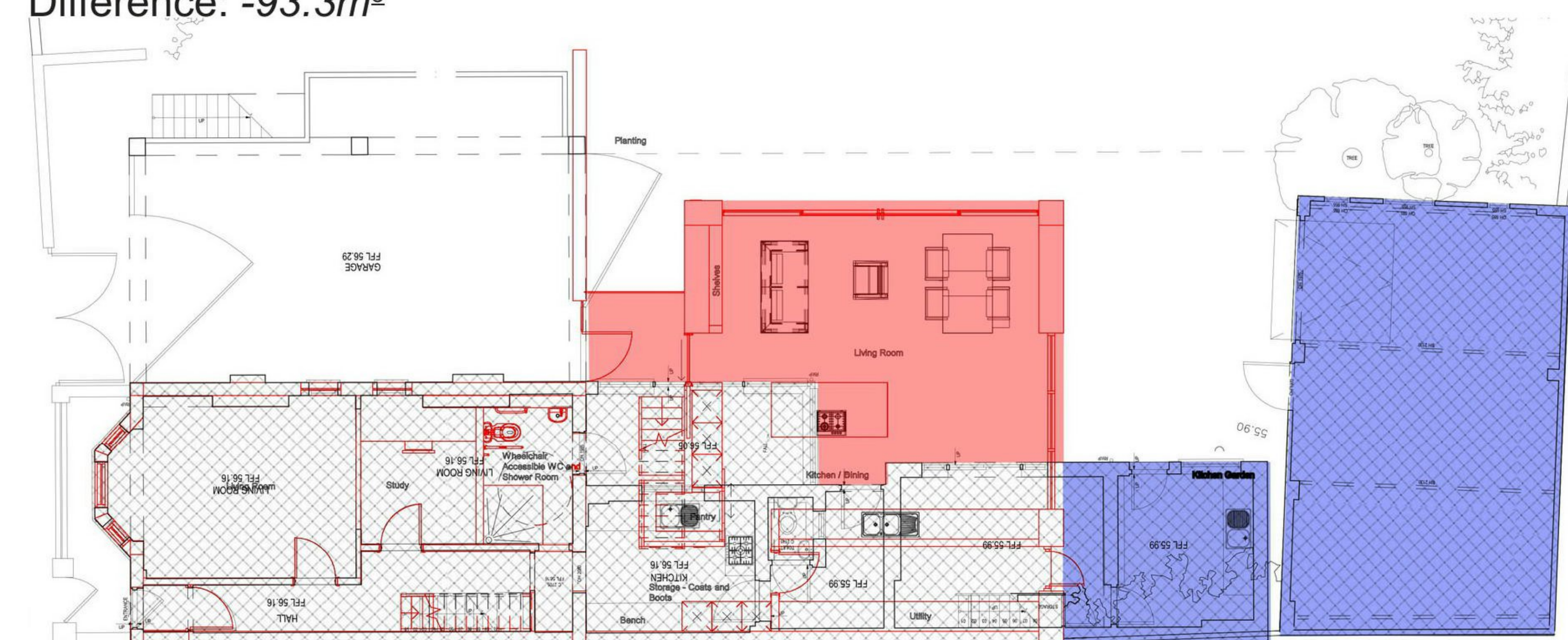
Existing: 156.5m²
 Proposed: 133.5m²
 Difference: -23m²

Volume:

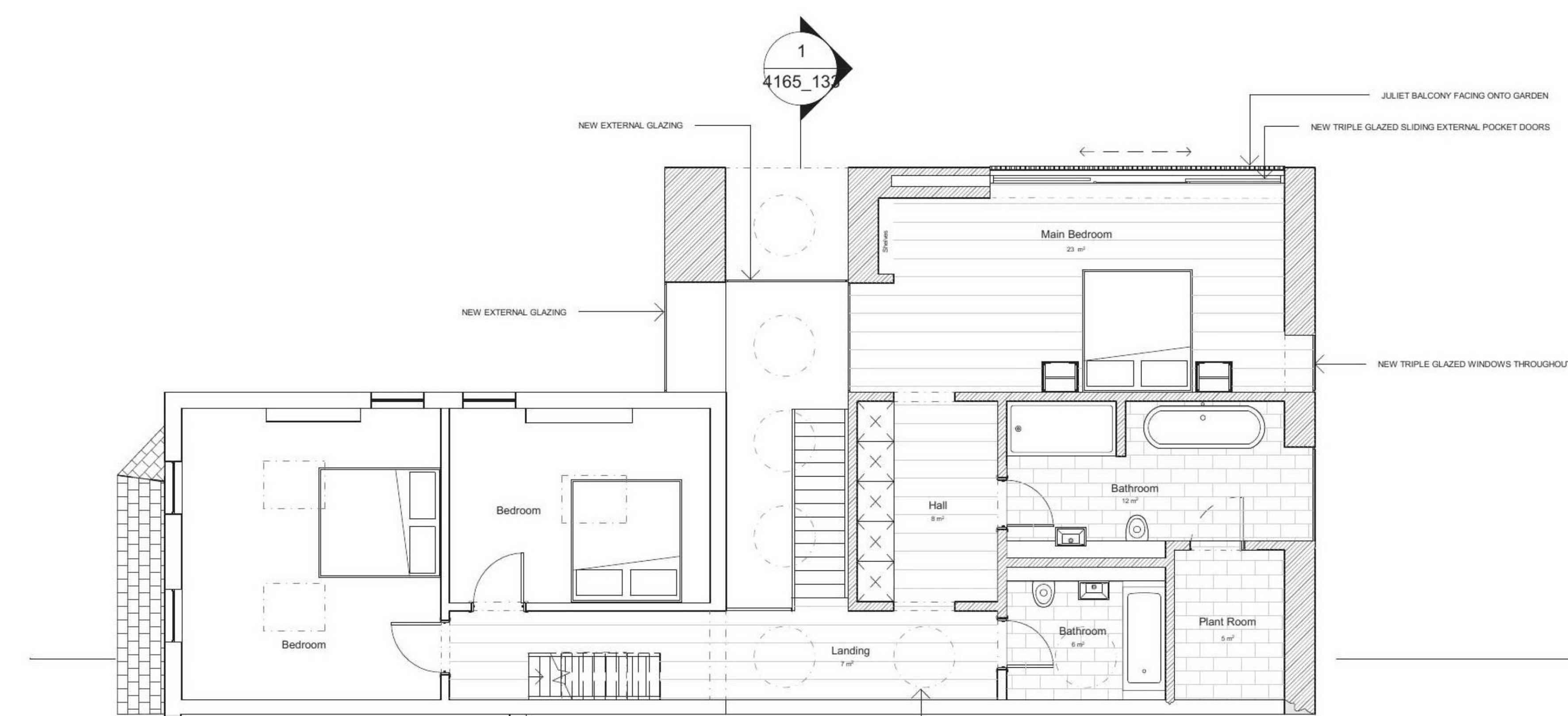
Existing: 1042.8m³
 Proposed: 949.5m³
 Difference: -93.3m³



Above; Proposed ground floor plan showing the extension set back from the street frontage and reduced overall footprint



Above; Footprint Overlay - Proposed (red) and existing (blue)



Above; Proposed first floor plan showing new master bedroom and central stair

4.0 APPEARANCE

4.1 FRONT ELEVATION (Street):

The demolition of the side extension allows the front elevation to be restored to the original Victorian form. The existing render finish will be removed and replaced with external wall insulation with render finish to match existing, improving the quality of finish and thermal performance. New triple glazed windows will be installed to match the existing design, and the recessed front door will be reinstated to unify the design with adjacent properties. The existing chimney and slate roof will be repaired and restored to match the original.

It is proposed that the existing parking area to the side of the property will be resurfaced with a permeable finish and will be accessed via a new gated entry point to conceal it from the street and minimise visual impact.



Above; Proposed front elevation



Above; Proposed view down Edith Street towards 90 Chilswell Road



Above; Existing view down Edith Street towards 90 Chilswell Road



4.2 REAR AND SIDE ELEVATION (Garden):

The side and rear elevations of the existing property will also be externally insulated and rendered to match existing. It is proposed that that new extension will be clad in blackened timber cladding to distinctly differentiate the proposed from the existing. The soft, tactility of the timber responds to the local green context, and the dark stain helps to visually reduce the scale of the extension, ensuring its weathers and ages evenly over time to maintain the high-quality materiality of the proposal.

Sliding glazed doors to the new kitchen/living/dining area and master bedroom overlook the garden. The glazing area has been broken down into rectangular panes to reflect the proportions of the existing windows. The windows have also been designed to maximise daylight into property and help break up the overall form of the extension.

The car parking area will be concealed by a row of fruit trees to the south with a wall extending from the side entrance to the west, finished in roman bricks to reference the local bricks and proposed timber cladding. The wall will be softened by planting in front of the glazed circulation link between the existing and proposed. A canopy will extend over the side door to define the entrance and create weather protection. Additionally, the canopy provides a robust visual link between the existing and proposed, strengthening the form of both elements.

The tone of the darkened timber and bricks reflect the texture and tone of the slate roofs found throughout South Oxford. Creating a rich, high quality material palette which has drawn inspiration from the immediate context to complement and enhance the existing built and natural grain.

The new extension will replace the dilapidated, dysfunctional and poor-quality existing extensions to create a high-quality piece of architecture, suitable and responsive in scale, design and materiality to it's context. The proposal will significantly improve the visual aspects of the 90 Chilswell road from both Edith Road and Hinksey Park while providing a sustainable, high-quality family home suitable for modern living.



Above; Proposed view towards 90 Chilswell Road from Hinksey Park



Above; Existing view towards 90 Chilswell Road from Hinksey Park



Above; Proposed view of new extension from garden



Above; Proposed view of new side entrance from parking area



5.0 SUSTAINABILITY

SUSTAINABILITY:

At the centre of the proposal is the desire to create a healthy, low-energy family home designed for longevity and sustainability. 90 Chilswell Road is aiming to be an exemplar low-energy home, demonstrating that it is possible to upgrade and retrofit poor thermally performing Victorian terraces to the highest level of low energy standards, far exceeding the standards set out in Part L of the Building Regulations.

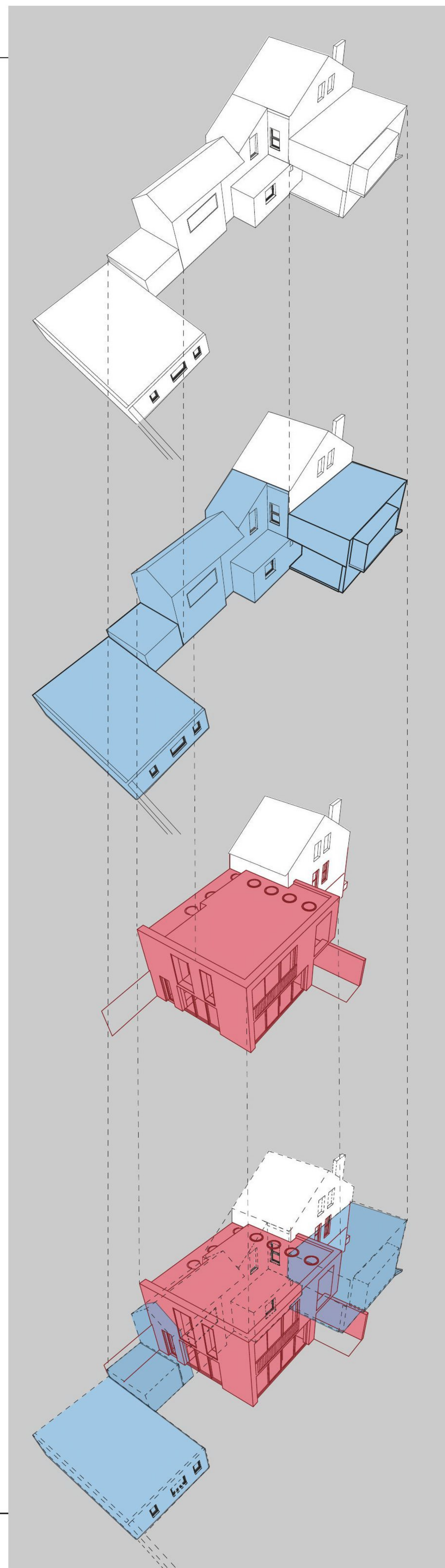
The property is a fairly typical example of a Victorian end of terrace (originally constructed as a shop), found throughout South Oxford, and as such the project aims to enhance the Victorian character and fabric through significant thermal upgrades to the existing and a high thermally performing extension.

In order to achieve this, the existing property will be externally insulated with a render finish to match existing. Increased levels of insulation will be added to areas such as the roof, and the windows will be replaced with new triple glazed casement units. This approach will allow the property to retain its existing external finishes and form to complement the character of the street, while dramatically increasing the thermal performance of the property.

It is proposed that the new extension will be built to the highest levels of thermal performance, with highly insulated walls, floors and roof using sustainable materials where possible, such as a timber frame. This method of construction has the added benefit of being quick, clean and efficient, minimising impact of neighbours during the construction process.

All windows will be replaced with high performing alu-clad, triple glazed units. Where possible, sustainable, and locally sourced materials will be utilised to help reduce the embodied carbon of the project, such as timber cladding.

High levels of air-tightness will be achieved which will require a Mechanical Ventilation and Heat Recovery System (MVHR) and will be supported by a heat pump to remove the requirement for gas central heating and hot water.



Existing

Blue - To be demolished

Red - Proposed

Combined - volume comparison



6.0 AMENITY

AMENITY:

90 Chilswell Road is set back from the public path creating a private space to the front of the property which will be retained and upgraded as part of this proposal.

To the side and rear, the large garden will be enhanced by the demolition of the existing extension, and with the decrease in overall habitable footprint, the property will benefit from additional garden space. As part of the upgrades the existing garden will be upgraded with new planting and a kitchen garden to encourage and increase biodiversity.

The proposed extension does not significantly impact the amenity space available. The proposals have been designed to better connect the internal space to the external so the residents can utilize and enjoy both simultaneously.



Above; View of garden at rear and side of property



Above; View of 90 Chilswell road from Hinksey Park showing stream

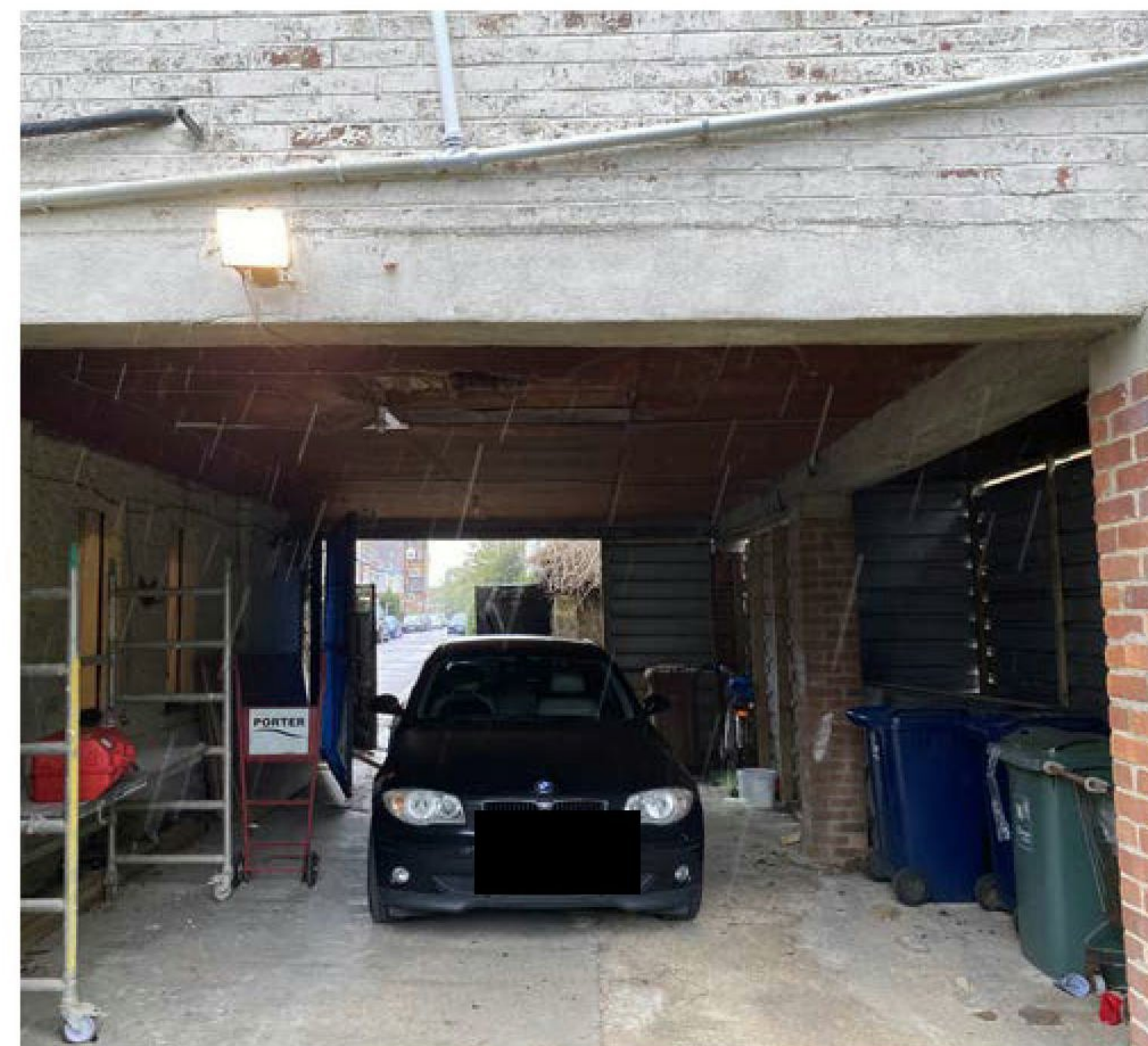
7.0 ACCESS

ACCESS, PARKING AND BINS:

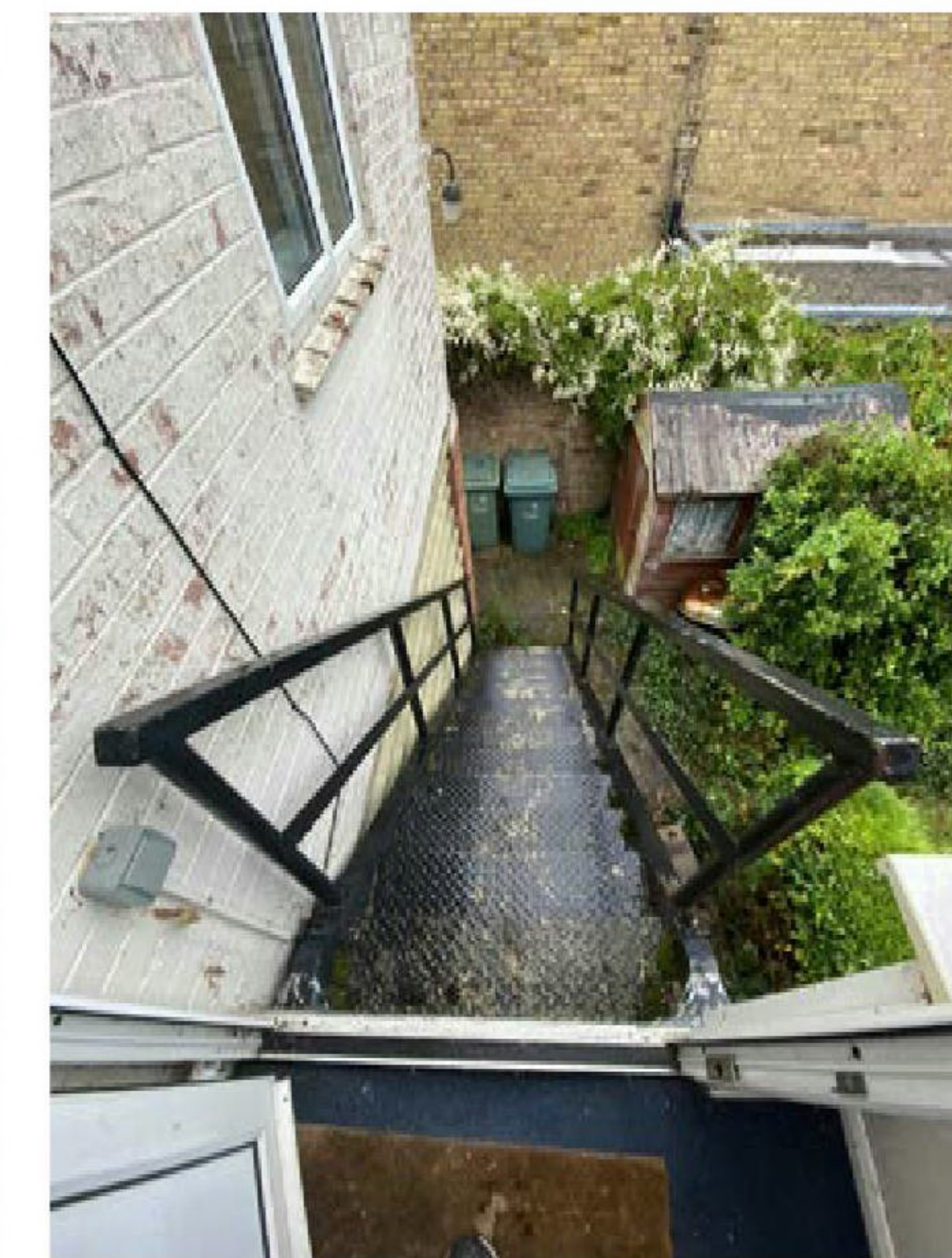
The property is accessed directly off Chilswell Road, the proposal retains the current access via the front garden from the street in addition to a new side entrance accessed via the off-street parking area and a path leading directly from Chilswell Road.

Bins will be stored in a concealed area to the side of the property and brought out to the street when required for collection.

The existing off-street parking area to the side of the property will also be retained, upgraded, and enlarged to provide space for up to 4no. cars, reducing the pressure for on-street parking in the surrounding area.



Above; Image showing bin storage in existing garage area



Above; Current location of bin storage at rear of property.



8.0 SUMMARY

The proposed alterations and extension to 90 Chilswell Road will bring the property up to the highest standards of low energy refurbishment, while retaining the historic features and character of the property. The new extension creates architectural quality through a holistic design approach that responds contextually to scale, massing and materials, providing valuable, usable spaces for a family to ensure the future of the home within the community.

The aim of the proposal is to achieve a high quality refurbishment and extension which enhances the existing character of the street, improving the quality of the built environment and creating a family home suitable of modern living.



Above; Proposed view towards 90 Chilswell Road from Hinksey Park



Above; Proposed view from Chilswell Road