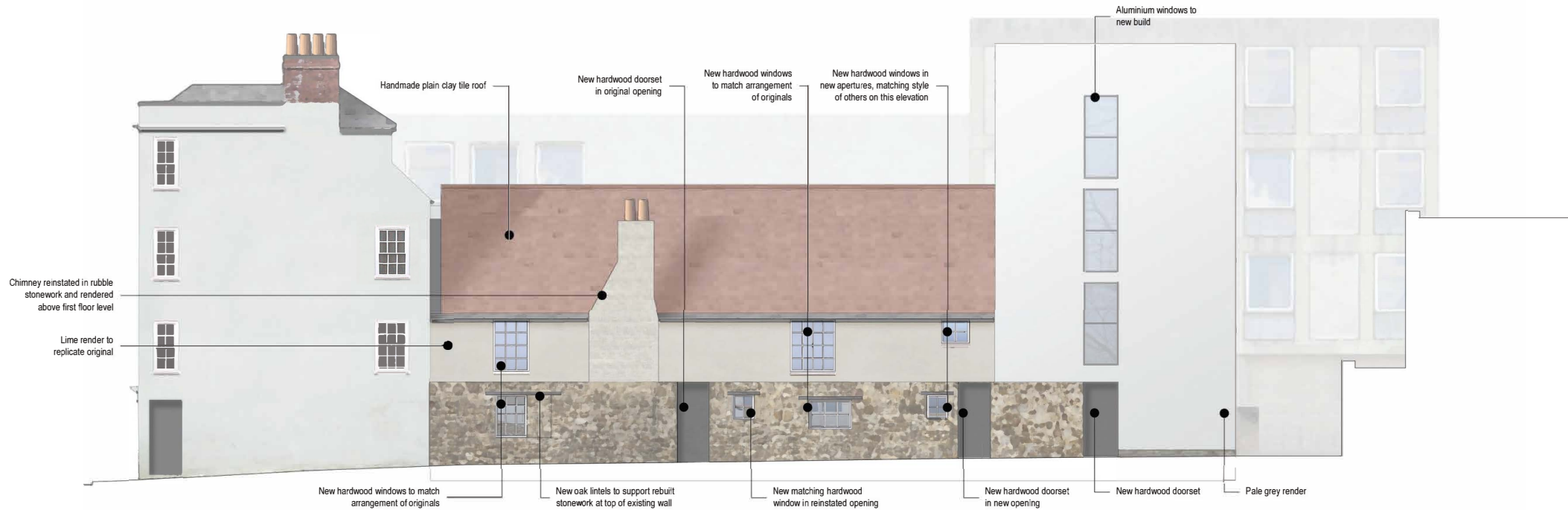


OXFORD 84 St Aldates



Planning and Listed Building Consent Applications

DESIGN STATEMENT

January 2021

CONTENTS

1.	INTRODUCTION	4
2.	EXISTING BUILDING SUMMARY	4
3.	PROPOSALS	11
3.1.	SUMMARY	11
3.2.	RESPONDING TO THE EXISTING MASONRY WALLS	11
3.3.	RESPONDING TO THE EXISTING TIMBER FRAME	12
3.4.	RESPONDING TO ARCHAEOLOGY	12
3.5.	THE BUILT FORM	13
	3.5.1. Massing	13
	3.5.2. Critical Views	13
	3.5.3. Materials and Detail	15
3.6.	ACCESS	15
3.7.	VEHICLE STRATEGY	15
3.8.	REFUSE STRATEGY	15

I. INTRODUCTION

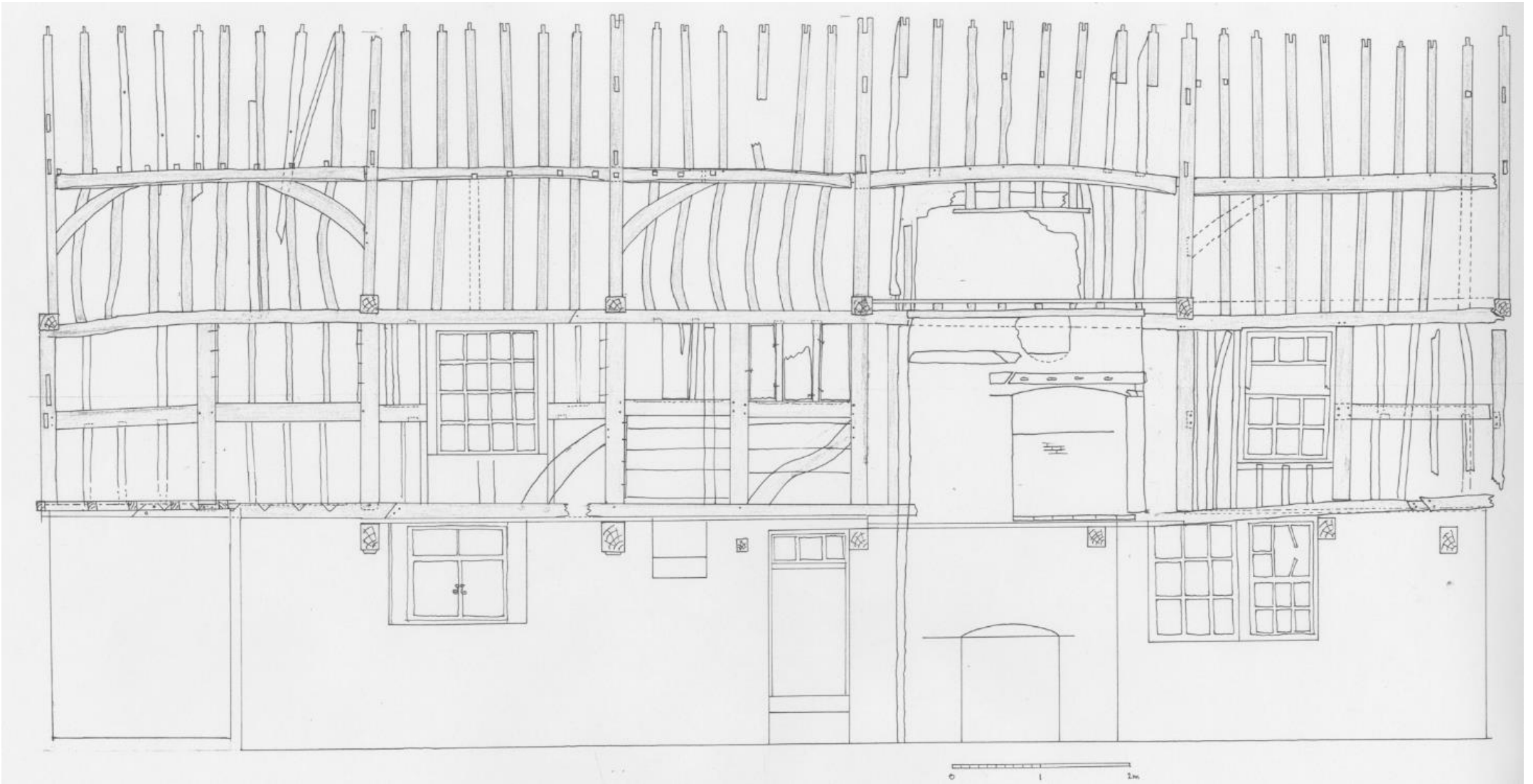
- 1.1. This application is for Planning Permission and Listed Building Consent to create two new houses.
- 1.2. One is to be constructed in the repaired timber frame building that was located behind the 4-storey house on the St Aldate's frontage and one in a new four storey tower at the west end of the site.
- 1.3. The separate PLANNING STATEMENT sets out the overall recent planning history.

2. EXISTING BUILDING SUMMARY

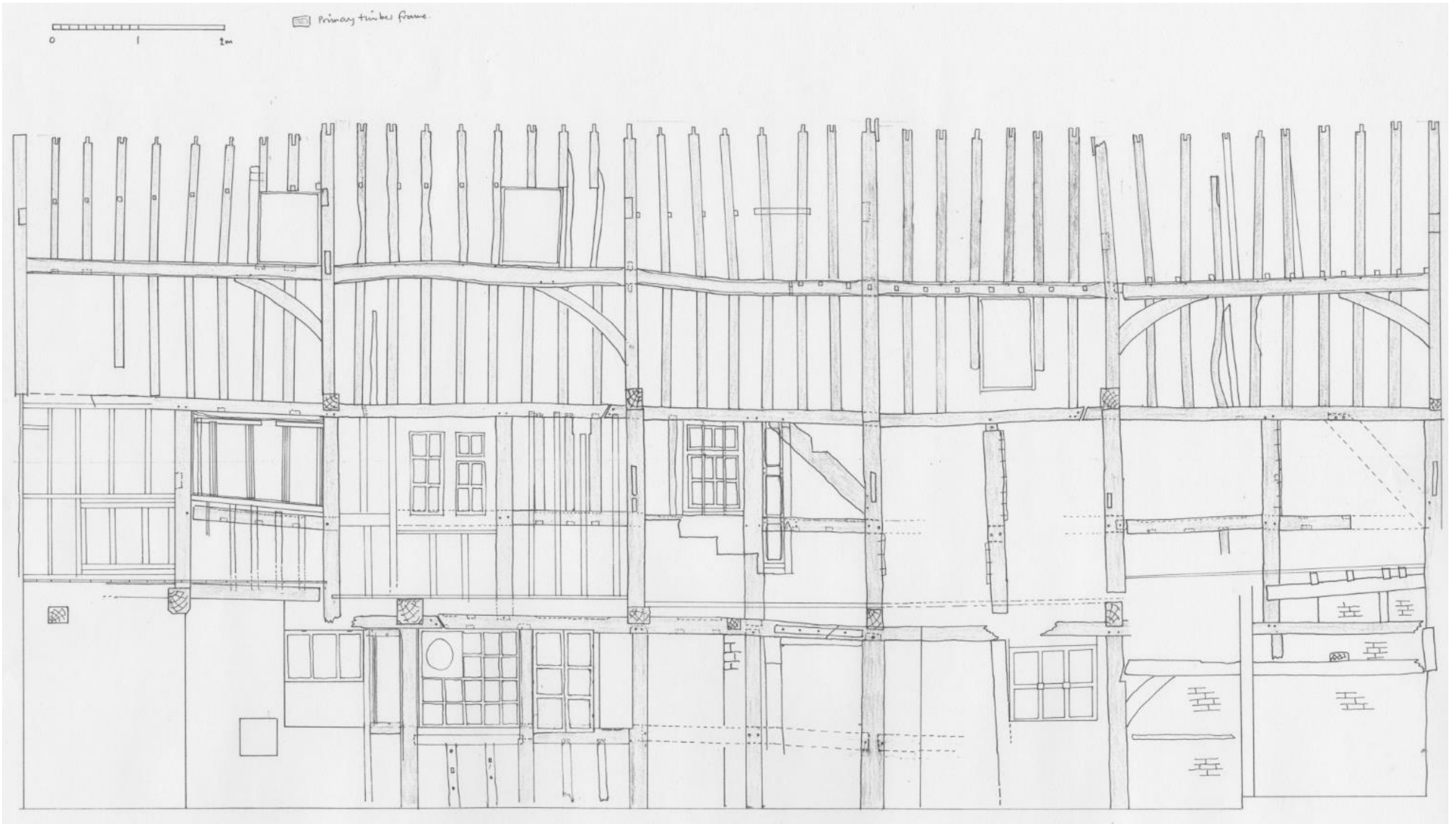
- 2.1. Existing structure are in three principal components; the four storey timber framed building fronting St Aldates, the timber framed two-storey range which abutted the rear of this building and the walls along the north and south boundaries of the site.
- 2.2. No work is proposed to the main frontage building save for re-making flashings and the like which does not amount to material alteration.
THE TWO-STOREY TIMBER FRAME
- 2.3. The rear wing at 84 St Aldate's was built around 1637 by Thomas Seymour, manciple of Corpus Christi College, partly as additional domestic accommodation and partly as a business venture associated with the brewing or malting activities for which the area was noted at the time.
- 2.4. The building had suffered significant deterioration from the ravages of time including lack of maintenance by a succession of previously owners.
- 2.5. At the time of the 2009 application the structural frame was concealed by multiple layers of linings that made detailed assessment of its condition impossible other than by noting the significant deflections and clearly evident absence of some components such as braces.
- 2.6. As a condition of the 2009 consents the timber frame has been carefully recorded by the Oxford Buildings Record and with this greater understanding it became evident that the frame was capable of repair and will be reinstated to its fully load-bearing function.
- 2.7. The timber frame had been dismantled and substantially repaired.



TYPICAL VIEWS OF THE TIMBER FRAME
BEFORE STRIPPING OUT AND DISMANTLING



SURVEY OF TIMBER FRAME NORTH WALL

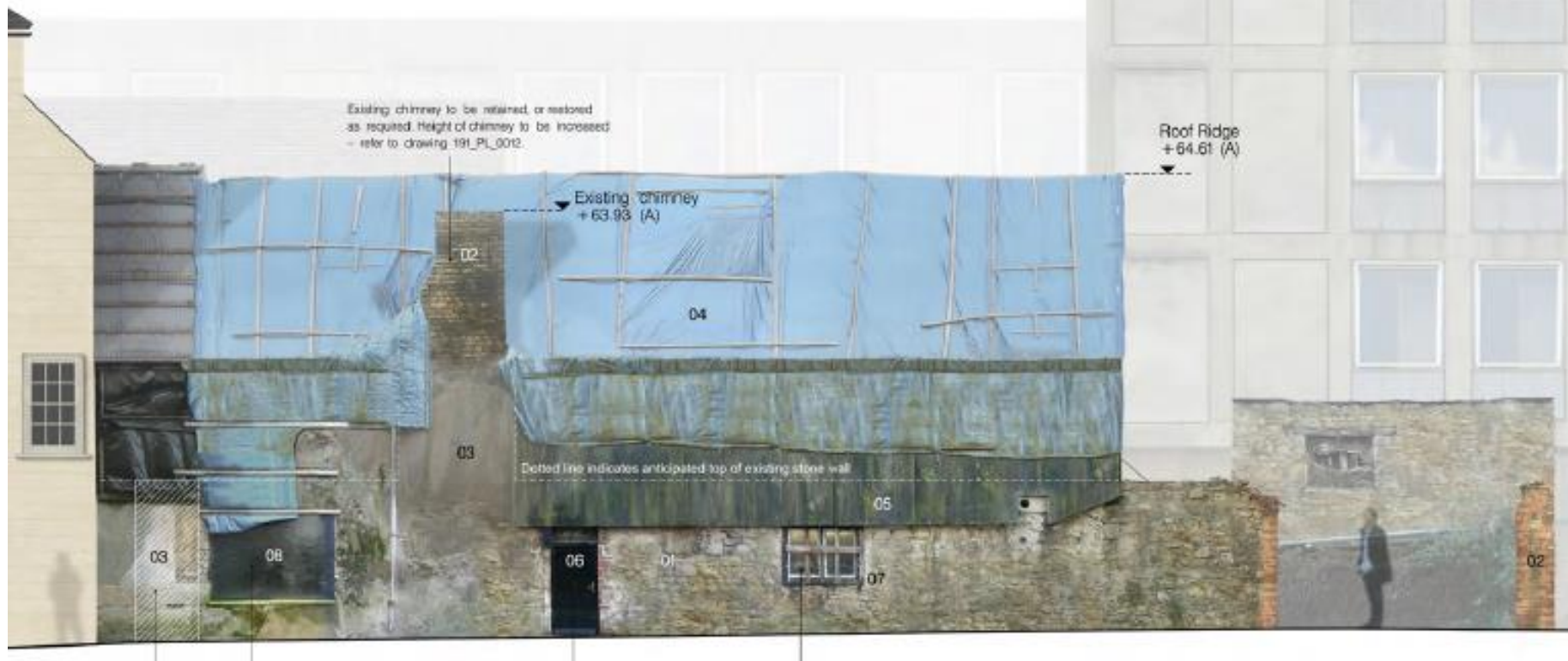


SURVEY OF TIMBER FRAME SOUTH WALL

MASONRY WALLS

- 2.8. There are separate masonry walls along the north and south boundaries of the site.
- 2.9. The NORTH WALL supports the first floor of the timber frame and includes two fireplaces and a chimney around which the timber frame is built.
- 2.10. The masonry wall is distorted through gradual structural movement over a long period. It is structurally sound and will be repaired using traditional lime techniques.
- 2.11. The proposed alterations include the rising of the head of one door and the creation of a new doorway.

*General view of the north wall in context before the frame (here covered in tarpaulins) was dismantled.
Drawing by Jamie Fobert Architects*



- 2.12. The SOUTH WALL is of considerable age and significance with a number of important features that speak of its history and development.
- 2.13. This wall, like the north, is distorted through gradual structural movement over a long period. It is structurally sound and will be repaired using traditional lime techniques.
- 2.14. This proposal includes a balcony between the resurrected building and the stone wall.



Details of features in the south wall which will all be repaired and conserve to highest conservation standards

General view of the south wall in context before the frame (here covered in tarpaulins) was dismantled.
Drawing by Jamie Fobert Architects



3. PROPOSALS

3.1. SUMMARY

3.1.1. The proposal is for two new houses located between the existing north and south masonry walls.

The timber frame section is altered to create one unit over two principal floors and attics.

At the west end of the site a four story tower is created with a further 3 bed house.

3.1.2. Key points in the proposed development are as follows

- The historic timber frame will be repaired to highest standards and be reinstated as a load bearing element
- It is proposed that the existing masonry walls, their historic features and the brick chimney are to be retained and conserved using traditional techniques
- The application proposes a carefully considered yet distinct relationship between new and old with a simple palette of materials that makes a clear distinction between historic fabric and new construction.
- The new building at the west end relates in height to the St Aldates street frontage building.
- Windows have been located with consideration of adjoining properties and their ongoing privacy.
- Consideration will be given to site archaeology.
- The proposal responds to requirements for on-site cycle and refuse storage

3.2. RESPONDING TO EXISTING MASONRY WALLS

3.2.1. This application proposes to retain and conserve both the North and South boundary masonry walls with respect to their inherent features and with minimum intervention.

3.2.2. In plan the rooms and walls of the new building are positioned to correspond to openings and features of the existing walls.

3.2.3. Both walls are left exposed internally and externally so that the original masonry is expressed and the character of the walls is revealed as much a possible. Ground floor rooms houses benefit from exposed walls and the first floor is kept low so that the living spaces at first floor level are partly en- closed by the medieval wall.

3.2.4. On the south elevation it is proposed that the existing Grade 2* listed wall sits in front of and dominates the new building. On the north elevation the new building sits on top of the existing wall in the same manner as the original structure.

3.2.5. It is also proposed that the chimney is retained on the north elevation, although it is likely that some repair will be required. It is also proposed to increase its height by four brick courses in response to the raised eaves.

3.3. RESPONDING TO EXISTING TIMBER FRAMED STRUCTURE

3.3.1. GUIDANCE

*A desire to retain authenticity tends to suggest that any deliberate change to a significant place should be distinguishable, that is, its extent should be discernible through inspection. **English Heritage Conservation Principle Policies and Guidance, Par.93***

Alterations should be based on a proper understanding of the structure. Some listed buildings may suffer from structural defects arising from their age, methods of construction or past use, but can still give adequate service provided they are not subject to major disturbance. Repairs should usually be low-key, re-instating or strengthening the structure only where appropriate...'
PPG15, Annex C.3

Timber frames: With timber-framed buildings, the totality of the structure has to be taken into consideration; ie. walls, roof and internal partitions. Repair to timber frames, including roof structures, should be kept to the essential minimum.'
PPG15, Annex C.16

3.3.2. Detailed inspection of the frame has shown that it is readily capable of repair and this work is in progress to the highest standards of workmanship.

3.3.3. Guiding principles for repair include the following:

- Retaining as much historic fabric as possible consistent with ensuring that an element is fit for its structural, weathering or decorative purpose.
- Ensuring that repairs are readily discernible as such.
- Recording all interventions with a drawn or photographic record as appropriate

3.4. RESPONDING TO ARCHAEOLOGY

3.4.1. CONTEXT

Where the structure of a listed building is considered to conceal important archaeological evidence or remains, planning permission will not be granted for works that would have a significant effect on the structure, or offer an opportunity to better understand the building, unless the applicant has agreed a programme of investigation, recording of the structure and publication of the results, which will be secured by conditions.' **Policy HE.4, Oxford Local Plan**

3.4.2. Considerable work has been done on foundation design and this included trial pits under and archaeological watching brief by Oxford Archaeology, a copy of which is included in this application.

In summary it is felt that the site has very little archaeological potential but Watching Briefs for all excavations will be included in the project.

3.4.3. Two solutions for foundation design are proposed for different parts of the proposed development.

- For the original two-storey building the frame will be re-assembled on a reinforced concrete raft
- The tower will be founded on piles to address the rather higher loadings

3.5. THE BUILT FORM

3.5.1. MASSING

'Planning permission will only be granted where... the siting, massing and design of proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area'
Oxford Local Plan 2001-2016, Policy CP.8

Development proposals must make best use of site capacity, in a manner compatible with both the site itself and the surrounding area, as well as addressing the following criteria:

- *the intensity of development must be appropriate for the use proposed;*
- *the scale of the development, including building heights and massing, should be at least equivalent to the surrounding area...*
- *opportunities for developing at the maximum appropriate density must be fully explored...*

Oxford Local Plan 2001-2016, Policy CP.6

3.5.1.1. The development respects the original relationship between the two storey range and the frontage building by re-assembling it in the same location, building off the head of the north wall.

3.5.1.2. At the rear of the site it is proposed to create an additional dwelling in a four-story tower which fills the remainder of the site. This arrangement would, in other circumstances, risk overwhelming the historic arrangement but in this context, with the surrounding multi story buildings the tower serves as a termination in Clark's Row when viewed from St Aldate's

3.5.2. CRITICAL VIEWS

3.5.2.1. Previous applications have carefully considered how the proposals will be viewed from the public realm. We consider that there are two primary views of the site; from St Aldates (A) and from between Speedwell House and Catholic Chaplaincy looking east (B). A third view looking east along Clark's Row is valuable because of the close-up impact of materials and texture rather than long views.

VIEW A LOOKING WEST FROM ST ALDATES

3.5.2.2. This is felt to be the most important view of the site in terms of how it will impact the public realm and public perception. The view is narrow and obliquely looks at the north elevation and the east elevation of the tower above the tiled roof of the timber frame building.

3.5.2.3. Whilst St Aldates is an important thoroughfare it should be noted that views of the development are narrow and limited rather than impacting on a more open aspect. The tower breaks the skyline in front of the blank façade of the Catholic Chaplaincy but the new work is very much in scale with the existing brick building.

VIEW B FROM BETWEEN SPEEDWELL HOUSE AND CATHOLIC CHAPLAINCY

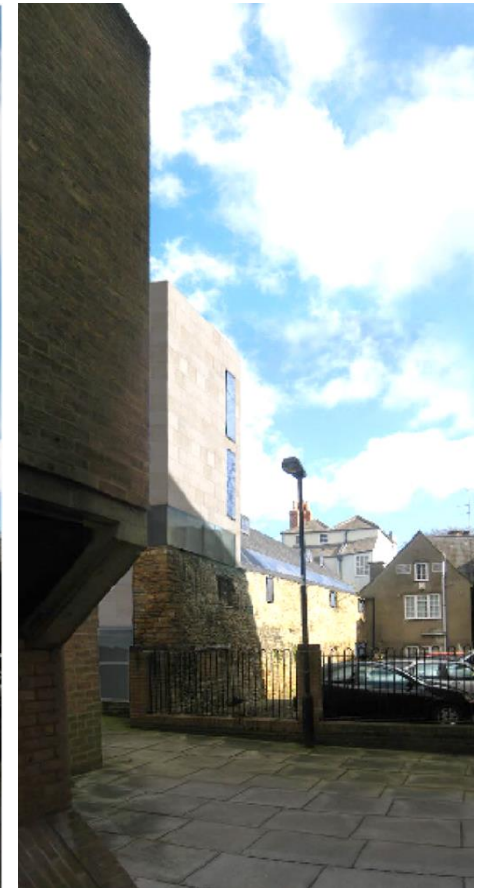
3.5.2.4. The brick building of the Catholic Chaplaincy obscures views of the proposed building from its approach from the west until relatively close-up. At this point the textures and materials and sense of enclosure from the two buildings is more significant than the distant views.

VIEW C LOOKING WEST FROM ST ALDATES

3.5.2.5. Clark's Row is narrow and views of the building are oblique and texture and scale of the development is more significant than overall massing.



View A from St Aldates looking west (existing above, proposed below)



View B from between Speedwell House and Catholic Chaplaincy St Aldates looking west (existing above, proposed below)

3.5.3. MATERIALS AND DETAILING

- 3.5.3.1. *'Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the settings of any listed building.'* **Oxford Local Plan 2001-2016, Section 5.0**
- 3.5.3.2. This application proposes a limited palette of materials that produces a simple and legible distinction between the existing elements.
- 3.5.3.3. The reconstructed timber range will have restored lime render to the north wall, the south wall will be repointed and the roof will be plain clay tiles. This will sit comfortably as a simple but beautiful traditional building.
- 3.5.3.4. The tower will be intentionally contrasting. Materials will be natural some facing to all walls with aluminum double glazed windows and doors. Detailing will be rigorous but pared.
- 3.5.3.5. It is recognised that detailing of the building as a whole and quality of craftsmanship in construction must be of the highest standard to create a distinctive contemporary building that compliments and enhances the existing building fabric and streetscape.

3.6. ACCESS

- 3.6.1. The proposed houses will be accessed from Clark's Row, each via a front door to each house that opens directly off the street.

3.7. VEHICULAR STRATEGY

CAR PARKING

- 3.7.1. A car free scheme is proposed in line with Oxford City Council Policy.

CYCLE STORAGE

- 3.7.2. Storage for two cycles per dwelling is included in the proposals.

3.8. REFUSE STRATEGY

- 3.8.1. A naturally ventilated and secure 'bin room' will be located within the new-build element to house co-located general waste and recycling bins for both new dwellings.

