



**11 Mill Lane  
Iffley Village, Oxford  
Alterations and Extension**

**Design and Access Statement  
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## **Contents**

1 Introduction

2 The site as existing

3 Planning History

4 Design Proposals

- Architecture
- Landscaping
- Sustainability

5 Daylight / Sunlight Assessment

6 Accessibility

7 Conclusion

8 Photographs

## 1 Introduction

This statement has been prepared in support of a planning application for 11 Mill Lane, Iffley Village, Oxford, OX4 4EJ. The applicants are seeking permission for the refurbishment of the existing dwelling and a single storey extension to the kitchen at the rear. The proposal also includes replacement of the front gates and some remodelling of the rear garden to make provision for the proposed kitchen extension.

## 2 The Site as Existing

The site is within the oldest area of Iffley Village, in a small group of houses between St Mary's Church and the Old Rectory to the south and the Manor House to the north. The eastern boundary of the site backs onto Iffley Church Hall on Church Way. The predominant building material for walls is limestone, with two red brick houses and some cream painted rendered walls. Roofs are either of stone slates or red clay tiles. Boundaries are mostly defined by stone walls or hedges and there are a large number of mature trees. The stretch of Mill Lane where the site is located runs due north-south. The site is situated on the east side of the Lane, facing due west, gently sloping westwards towards the River Thames.

11 Mill Lane is a single dwelling, designed by Briscoe Associates of Kirtlington in 1972. A two storey extension was added to the rear in 1995, designed by BBG Architects of Woodstock, which Briscoe Associates had become by that time. The house and garage were carefully designed to take advantage of the site. The garage is located right at the front boundary, with the coursed limestone rubble wall continuous with the boundary wall. The gated access leads into a front courtyard, which is defined by the garage to the north, front of the house along the east side and the boundary wall to the adjacent property to the south side.

From the front, the house appears to be two storey, with a coursed limestone rubble ground floor wall continuous with the garage wall. The first floor is clad with dark painted timber boarding and cantilevers over the ground floor. The garage has a flat roof, which is a terrace accessed from first floor level. The pitched roof of the house is covered with brown clay tiles. Due to the sloping topography of the site, there is a flight of steps up the south side of the house to a gate at the higher level. From the rear, the house also appears to be two storey. There is a rendered and painted ground floor with the first floor also clad with dark painted timber boarding, cantilevering over the ground floor. However, the two floors at the front of the house are at different levels to the two floors at the rear of the house, there being a half-storey difference between each side. On the north and south elevations, this difference is disguised by the walls being rendered and painted. At the rear of the house, there is a paved terrace, with a retaining wall and steps up to the higher garden area.

### **3 Planning History**

11 Mill Lane is within the Iffley Conservation Area.

The following applications are listed on the Oxford City Council Website:-

- 15/03495/CAT Fell 1 No Cupressus tree- no objection
- 14/01202/CAT Fell 1 No Cypress tree- withdrawn
- 10/01105/CAT Fell Magnolia tree- no objection
- 97/01744/P Replacement shed in rear garden- permission not required
- 96/00790/LH Demolition of part of boundary wall to widen access- approved
- 96/00791/NFH Installation of replacement gate- approved
- 95/00726/NFH Rear Extension- approved

The original planning permission for the house is not listed on the website.

### **4 Design Proposals**

#### **Architecture**

Internally, most of the rooms are of a good size and are to be retained as existing, with a few minor alterations. However, the kitchen and en-suite shower room are quite small by modern expectations.

The proposals include the internal remodelling of the en-suite shower room on the top (bedroom) level.

The existing kitchen is very small and narrow. Consequently, the most significant part of the architectural proposals is an extension to the kitchen on the rear of the house. The proposed extension is single storey, with a shallow-pitched standing-seam stainless steel roof covering, colour-coated dark grey. There would be a rooflight at the rear of the extension. The elevations of the extension would be a contemporary metal framed glazing system, with horizontally sliding opening sections. The glazing system would also be colour-coated dark grey.

Externally, the timber windows are the original ones and most are in poor condition. The back door is glazed and offers little security and the garage has a single metal up-and-over door is also past its best. Consequently, it is proposed to replace all of the windows and

doors with new high-performance double-glazed units, which would be painted cream, except for the new front door, which would be lacquered oak. Similarly, the timber boarding to the first floor levels of the east and west elevations will also be replaced with new boarding, so that the thermal insulation in these walls can be improved over that originally installed. The new timber boarding and the existing rendered walls would be painted a buff colour to complement the existing stonework. Finally, the gutters, downpipes and handrails to the roof terrace over the garage would be painted a dark grey.

### **Landscaping**

At the front of the house, it is proposed to replace the existing five-bar timber gates with new vertically boarded timber gates, painted cream, and the tarmac driveway would be replaced with gravel.

In the rear garden, the approach is to work with the existing trees and shrubs. The paved terrace adjacent to the house will mostly be used for the proposed kitchen extension, so it is proposed to extend the paved terrace a short distance eastwards. This will require that the existing retaining wall and steps are rebuilt, using the same stones. There is a mature multi-stemmed Strawberry tree and a smaller multi-stemmed pine tree to the immediate south-east of the house, which are not tall enough to be noticeable from Mill Lane but have become inconveniently wide. The proposal is to remove these two trees and replace them with three pleached Holm Oak trees, as shown on the landscape designer's drawings. Other aspects of the proposals are carefully considered planting beds and some raised planters, to add a variety of features, scale and textures.

### **Sustainability**

When the original house was built in the early 1970's, the requirements for energy conservation were very different to those of today. The need to improve the thermal performance of the house has been a factor in the decision to replace the existing windows and doors and the timber boarding. The new windows will be double glazed and better sealed and the areas of timber boarding will also have improved levels of thermal insulation and sealing. Additional insulation will be added to the roofs and ceilings from within and the original boiler will be replaced with a modern, efficient boiler.

Externally, it is proposed to install a charging point for an electric car.

## **5 Daylight / Sunlight Assessment**

There will be no changes to the existing relationship with the neighbouring properties.

## **6 Accessibility**

There will be no changes to the existing accessibility arrangements.

## **7 Conclusion**

11 Mill Lane is an interesting 1970's house, with some features typical of that era. Some of these features, such as the low levels of thermal insulation and the small kitchen are not of a standard that is expected today. Consequently, the proposals are designed to improve these aspects, without detracting from the original design or the conservation area.

## 8 Photographs



West elevation, from Mill Lane



East elevation, from the upper garden area



The kitchen, as existing



The sitting room