

Proposed Extension to 36, Harpes Road, Oxford.

Planning Statements

To be read in conjunction with Dwg. nos. HRO/01A, 02A, 03A, & 04A as included in the detailed planning submission to Oxford City Council dated 26/3/2021.

Background

No. 36, Harpes Road, is a two storey brick built house, forming the end property of a group of similarly sized 19th century houses. The majority of houses built to the south of Harpes Road, are either terraced or closely spaced semi-detached houses. Each having individual front gardens and long rear gardens, many of which have mature trees and well screened planting.

A feature of the application site, is the attached small garage, which abuts the gable end of the house. With a width of some 1.800m this must have always been on the small side, and a tight fit even for our Client's original mini, back in 60's. Now however, the garage is totally unable to accommodate any modern car, so it has been used as a cycle and household store, for many years.

To the rear of the house, a single storey extension has been previously constructed, which has allowed more space for the kitchen and dining area, together with incorporating a utility room which was previously housed in an externally accessed store.

Having lived in the house for many years, the owner Elaine Steane, is considering a future time when provision for carer would enable her to continue living in the house which has been her long term home. By replacing the present garage with a smaller cycle store, with frontage access, and constructing a small bedroom with en-suite shower room on the first floor, this would allow accommodation with a degree of privacy, to be provided.

By adapting the house in this way, the owner should be able to continue her life in the house for many years to come.

Design

The somewhat modest two storey addition to the house, replaces the present single garage. The new extension shares the same footprint as the garage, being set back from both the front and rear elevations of the original house. By setting the extension back from the Harpes Road frontage, it gives emphasis to the subservient character required of the new addition. The principle here being, yes the house is having an addition, but that addition does not seek to dominate either the house itself, or indeed the street scene.

Having previously designed the original rear single storey extension, we have sought to continue the low key approach to the massing and detailing of the new proposal. The scale of new extension being reduced by virtue of its single pitched slate roof, which by abutting the existing brick gable wall of the house, reduces its overall height, and hence prominence. By sloping the roof this way, rather than incorporating a traditional pitched roof, it respects the adjoining no. 34, by reducing the roof height on the boundary. Hence minimising any overshadowing impact.

The design approach has the intention of being sensitive to both the original scale and character of no. 36, together with respecting its setting as being a contributing factor in maintaining the residential nature of Harpes Road itself. A contemporary overall form, using matching external materials, respectful of the original character of the house, whilst being situated back from the street frontage and with a reduced roof height.

The intention is to construct the new walling, in re-claimed matching stock facing bricks, the new windows and doors being in painted timber, with natural slates to the new roof.

Garage/Parking

The present garage, due to its limited width, is used as a cycle/ household store only. It is too small for a present day car, and the Client at present has a residents parking permit for her car, which is parked on Harpes road. Hence there is no loss of car parking provision in this submission. The present access in front of the original garage, is intended to be retained.

Access

The proposed extension will be in compliance with the current requirements of part M, Accessibility Provision of the Building Regulations. In addition consideration has been made in the new layout for the potential future addition of a stairlift / lift from the ground floor to the first floor bedroom.