

22 Vicarage Road
Design & Access Statement



22 Vicarage Road, Oxford, OX1 4RB

Introduction

This Design & Access Statement has been produced to support the application for the demolition of an existing single storey extension and the erection of a part single, part 2 storey rear extension of 22 Vicarage Road, including the raising of the roofs ridge height and insertion of a rear dormer. The proposal also includes changes to the internal layout, including the relocation of the stairs to enable access up to the loft.

The owners are looking to extend and renovate their property in order to modernise the internal layout and improve how they use their home.



Site Context

The property is a mid-terrace dwelling on Vicarage Road, with the frontage opening up directly onto the pavement. The property benefits from a long rear garden which is accessed through the property. 22 Vicarage Road is a 3-bedroom dwelling with a partial loft conversion, providing an additional 4th bedroom. The ground floor of the original dwelling is open plan, providing a large Living/Dining room. There is a rear single storey extension which runs along the boundary with 21 Vicarage Road. The kitchen and family bathroom are located in the extension. The kitchen and bathroom are not in a practical position within the property and in need of updating. The extension itself does not meet current standards with regards to conservation of fuel and power, and the roof is in need of repair.

The front of the property is rendered and the rear is red brick. The single storey extension is also rendered.

Vicarage Road is predominantly a residential road accessed off the Abingdon Road. A Public House is located on the junction with the Abingdon Road, and at the opposite end of Vicarage Road is New Hinksey Primary School and St John's Church and Vicarage. The road terminates at the Vicarage, and has 4 residential roads leading off of it, with only Gordon Street not ending in a dead-end, joining Lake Street instead.

The property shares its side boundaries with its adjoining neighbours, and the rear boundary is shared with an end of terrace property on School Place. Each of these properties have benefitted from single and double-storey extensions. 22 Vicarage Road shares its roofslope/pitch with 21 Vicarage Road. Whereas 23 Vicarage Road has a steeper pitch to its roofslope, and combined with a greater depth to the property, results in a higher ridge line.



The majority of the properties along Vicarage Road have been extended in the past with a combination of single storey extensions, part single/part double storey extensions, 2-storey extensions and loft conversions. There have also been new dwellings created along the road, including 1A Vicarage Road which was converted into a dwelling following approval for a 2-storey extension.

16 and 17 Vicarage Road have both utilised the prior approval for a larger rear extension application in order to secure a 6-metre rear extension, as well as utilising their permitted development rights to convert the loft space with a dormer window, and construct a garden outbuilding.

The most recent changes to a property on Vicarage Road are the loft conversion with dormer to no.25 and no.42's single storey and first floor rear extensions, in addition to the previously approved loft conversion with dormer window with Juliet balcony.

Planning History

22 Vicarage Road	80/00992/P	Permitted Development - Historic	Rehabilitation including single storey rear extension
<u>Site Context:</u>			
25 Vicarage Road	19/01128/FUL	Approved	Formation of 1 no. rear dormer in association with a loft conversion. Removal of 1 no. window and alterations to doors to rear elevation.
16 Vicarage Road	13/01347/H42	Prior approval not required	Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.70m, and for which the height of the eaves would be 2.60m.
17 Vicarage Road	13/01348/H42	Prior approval not required	
16 & 17 Vicarage Road	12/03255/CPU	Approved	Application to certify that proposed erection single storey rear extensions, formation of dormer windows to existing rear roofslope and erection of home office annexe to rear are lawful.
19 Vicarage Road	11/03215/FUL	Approved	Single and two storey rear extension.
20 Vicarage Road	10/00611/FUL	Approved	Erection of two storey rear extension with 3x roof lights
23 Vicarage Road (neighbour)	09/01892/FUL	Approved	First floor rear extension and alterations to existing single storey rear extension.
18A Vicarage Road	04/01588/FUL	Approved	Two storey side extension
18 Vicarage Road	90/00345/NF	Allowed on Appeal	Alterations to roof of existing house. Erection of 2 storey 2-bedroom dwelling. Provision of 1.65m boundary wall, 2 parking spaces and new vehicular access
18 Vicarage Road	81/00798/NF	Approved	Two storey rear extension
21 Vicarage Road (neighbour)	81/00645/NF	Approved	Two storey rear extension

<u>Wider Context:</u>			
42 Vicarage Road	17/01573/FUL	Approved	Erection of a single storey rear infill extension, first floor rear extension and insertion of 1 no. window to first floor south west elevation.
2 Vicarage Road	16/03031/CPU	CLOPUD	Application to certify that the proposed formation of 1 no. rear dormer and insertion of 1 no. rooflight to front roofslope is lawful development.
42 Vicarage Road	16/02539/CPU	Approved	Application to certify that the proposed formation of 1 No. dormer window with Juliet balcony to rear roofslope and insertion of 3 No. front rooflights in association with loft conversion is lawful development.
3 Vicarage Road	14/02579/CPU	Approved	Application to certify that the proposed formation of 1 no. rear dormer and insertion of 1 no. rooflight to front roofslope is lawful development.
11 Vicarage Road	13/02092/FUL	Approved	Two storey side extension.
7 Vicarage Road	12/00374/FUL	Approved	Proposed erection of part single storey and part two storey rear extension. Insertion of pitched roof dormer windows to rear elevation to form habitable loft conversion. Insertion of single velux window in roof to front elevation
7 Vicarage Road	09/00028/FUL	Approved	Single and two-storey rear extensions. Insertion of 2 dormer windows on rear roof slope and one roof light on front slope
1 Vicarage Road	06/00019/FUL	Approved	Formation of a two-bedroom dwelling with integral garage by converting the extension permitted under planning application no. 04/02173/FUL
1 Vicarage Road	04/02173/FUL	Approved	Erection of 2 storey side and rear extension and single storey conservatory at the rear
43 Vicarage Road	03/00580/PDC	CLOPUD	Rear dormer roof extension in connection with loft conversion
2 Vicarage Road	77/00982/A_H	Approved	2-storey extension to provide garage and 2 bedrooms over.

The Proposal

22 Vicarage Road is to be extended with a high-quality scheme to provide the owner with a layout that will meet their current and future needs. The owner's requirements, which have informed the proposed scheme, include:

- Improve/modernise the layout of the dwelling
- Maintain 4 bedrooms, whilst making the loft room more habitable
- Move the bathroom to the first floor
- Larger kitchen with socialising space
- Link the kitchen with the living/dining space
- Better links to the rear garden
- Increased natural light to the living spaces

The property is to be extended on the ground floor to the extent of the existing single storey extension, which is to be removed. No.21 Vicarage Road, which shares the boundary with the existing structure, will have a lower eaves height along the boundary as a pitched, gable roof is proposed.

No.23 will be affected by the ground floor extension, but they have been consulted and advised that they would support a prior notification for a larger rear extension if one were submitted. They benefit from a single storey rear extension with a depth matching the proposed.

The 2-storey element of the extension has been designed so that it does not impact on either neighbour's first floor windows.

As the properties' gardens are predominantly North Facing and the buildings to the East and West of the site have been extensively altered with 2-storey extensions and loft dormers, the shadowing effect of the proposed extensions on no.22's neighbours will be minimal.

The loft extension with dormer window will provide space for 2-bedrooms, which in turn will allow the owners to provide a larger family bathroom on the first floor along with the remaining 2-bedrooms. The property will not be increasing its number of bedrooms from existing.

The overall proposal is similar in scale to a number of the properties along Vicarage Road that have been altered and extended over the years, including no's 7, 16 and 17 which have all received approval for and constructed a part single, part 2-storey rear extensions and loft conversions with dormer windows.



No.14 & 15's rear 2-storey extensions on the left of the photograph -
No.16 & 17's part single/part 2-storey extensions and loft dormers on the right.



View towards 22 Vicarage Road – No.19 & 20's part single/part 2-storey extensions and
no.20's loft dormer in the centre of the image.

The architectural style of the original dwelling has been utilised to good effect maintaining the character of the street scene, even though the position of the [property and the neighbouring dwellings limit any views of the proposed rear extensions from the street it was important to the client that a relationship to the existing dwelling's character and form was maintained. The new roof form to the front of the property will match the pitch/roofslope of no.23, whilst retaining the existing eaves line, therefore maintaining the rhythm of the terrace.

The proposal utilises high quality external materials, similar to the existing palette. The proposed materials are:

- Brick to match existing
- Slate tiles to match existing – roof and dormer cheeks.
- Door/window frames, dark grey to the rear. White frame to front if replacements required.
- Soffit boards, barge boards, rainwater goods etc. to match existing

The existing house does not perform to modern standards concerning its conservation of fuel and power; the extensions will be designed and constructed with modern insulating materials and the glazing will meet the current Building Regulation standards. The resultant building will be significantly more energy efficient to the existing.

Planning Policy & Guidance

CP6 – Efficient Use of Land and Density. **CP10** – Siting of development to meet its functional needs.

The proposed extension utilises the space to the side of, and replaces the existing rear single storey element, not encroaching on the property's 'useful' open space amenity. The added width to the extension allows the owner to have a more useable space, and better views and access to their garden.

HP9 and **CP8** – Design, Character and responding to Context

The proposal has been designed to be visually attractive and the scale, height, detailing and materials are appropriate to the existing and evolved surrounding area.

The location of the extension means that the proposed rear extension will not compromise the street scene. The roofline has been considered and ridge will not exceed that of the no.23. The eaves to the front of the property will remain as existing, maintaining the rhythm of the street scene. The increase to no.22's building footprint is minimal and does not impact on the rear garden.

HP14 – Sites and Housing Plan. Privacy and Daylight.

The proposal has been designed to have minimal impact on the neighbouring properties. The proposal utilises pitched roofs with a gable ends to reduce the impact on the neighbours. No.23 has been consulted and would support a prior notification for a larger extension application.

The first-floor extension has been designed to not encroach on a 45-degree line drawn from the neighbouring properties' windows.

The properties' gardens are predominantly North Facing and the buildings to the East and West of the site have been extensively altered with 2-storey extensions and loft dormers, the shadowing effect of the proposed extensions on no.22's neighbours will be minimal.

Conclusion

The proposal will improve the property with high quality design, materials and a layout that meets the current and future needs of the owner. The existing dwelling will be transformed and revitalised, and will add positively to the street scene. The impact on the neighbours has been considered throughout the design process. We therefore believe the proposal complies with the relevant Local Plans and Design Guidance.