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Planning and Regulatory Services
Oxford City Council
St Aldate's Chambers
109-113 St Aldates
Oxford
OX1 1DS

21st May 2021

Dear Sir/Madam

**INSTALLATION OF REPLACEMENT BOILER AND FLUE AND
REPLACEMENT OF EXISTING MONOPITCH ROOF – APPLICATIONS
FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT
CANAL HOUSE, BULWARKS LANE, OXFORD, OX1 1LU**

Please find enclosed applications for planning permission and listed building consent for the alterations identified above in respect of Canal House. The application is accompanied by the following plans and documents:

1. This Statement, which considers planning and heritage issues;
2. Planning note prepared by QODA consulting which seeks to explain why St Peter's College are looking to replace the existing boiler serving Canal House;
3. Drawing 490 P01 – Existing location plan (1:1250 @ A3);
4. Drawing 500 P01 – Existing site plan (1:200 @ A1);
5. Drawing 505 P01 – Existing floor plans, section and accompanying photographs (1:50 @ A1);
6. Drawing 062 P01 – Existing elevation west (1:100 @ A1);
7. Drawing 081 P01 – Existing elevation east (1:100 @ A1);
8. Drawing 510 P01 – Proposed floor plans and section (1:50 @ A1);
9. Drawing 520 P01 – Proposed elevation west (1:100 @ A1);
10. Drawing 521 P01 – Proposed elevation east (1:100 @ A1).

Payment of the application fee will be made under separate cover.

SITE CONTEXT

The area of Canal House where the works are proposed is a two-storey "extension" at the building's south eastern end, bordered by Bulwark's Lane to the north and east and flanking Castle Hill House to the south-east, with the Fellows' Garden of St Peter's College to the south and west.

Canal House not only provides accommodation for the Master of St Peter's College, but also meeting and teaching spaces. Canal House is a Grade II* listed building, its listing description (taken from Historic England) commenting as follows:

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

Neil Warner MRTPI Ltd

Henry Venners Ltd

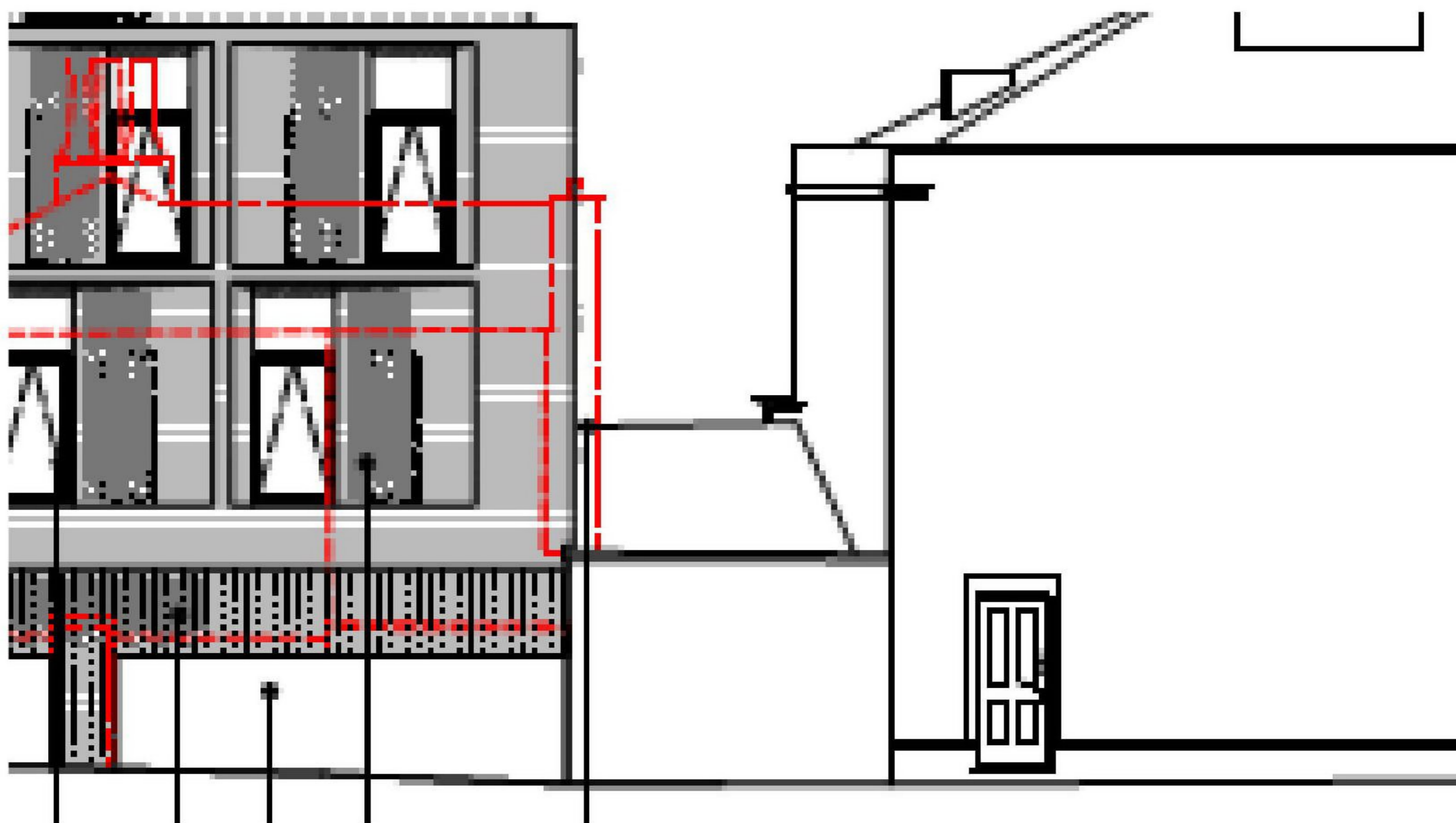


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It Now used by St Peter's College (1949). Built 1827-29, Richard Tawney being architect. The south west and north west sides consist of three-storeyed Headington ashlar with a rusticated ground floor, Doric pilasters and moulded cornice above which is the top storey. Welsh slate hipped roof. Five sash windows, on south west side, in plain stone reveals. On the north west is a tetrastyle Doric portico with a pediment. Above the latter is a relief, sculptured in Coade stone, of Britannia holding a shield of the arms of the University impaling the City; in the background are the church of St Mary the Virgin and the Radcliffe Camera; in the foreground, in front of the latter, is a barge on a canal (or at a wharf)*

The part of the building where the works are proposed is a two-storey element, which appears not to belong to the original works, albeit it is fronted (on the side facing New Road) in Headington Ashlar to match the rest of this elevation. The elevation that faces Bulwarks Lane is constructed of red brick, to match the remainder of Canal House. The extended part is slightly recessed from the main north-east elevation of Canal House, with a small service yard sitting between the building line and the boundary. As the drawings and photographs illustrate, the extension has a shallow-sloped monopitch roof, which is clad with asphalt.

Planning permission and listed building consent has already been granted for the demolition of Castle Hill House (as part of a redevelopment by St Peter's College to provide undergraduate accommodation) as well as alterations to the wall of Canal House (**OCC Refs: 19/02306/FUL and 19/02307/LBC**). These works not only involve the demolition of Castle Hill House, but also the removal of an existing chimney and flue from the roof of Canal House (this feature is illustrated on approved drawing P-342, an excerpt of which is included below (the red line shows the portion of existing buildings to be removed)).



The purpose of this submission therefore is to seek approval (planning permission and listed building consent) for the replacement of the existing boiler and flue and what is effectively the like-for-like replacement of the existing monopitch roof. The roof is of fairly modern origin, however it needs replacing in order to comply with fire regulations. Its appearance will not change as a result of these proposals.

As drawing P-505 illustrates, the flue and chimney run vertically in a straight line from a plant room at ground floor level, with the physical manifestation of this output being the white chimney at the eastern end of the roof, which is proposed to be removed to enable the redevelopment of the neighbouring site to take place.

Drawing P-510 shows the proposed replacement of the existing flue and chimney and the route of this is shown on the floor plans. The masonry within the existing chimney breast is insufficient to ensure regulatory compliance (access for every meter along the flue's length). An existing boiler is to be replaced within the ground floor plant room, with the route of the flue shown on the accompanying drawings. Localised drilling is required within the soffit and floor construction as the drawings show. The route that the flue will take above this level is shown on the plans and elevations, with the partial removal of a ceiling required and the creation of a new access hatch. The rerouting of the flue as shown is not anticipated to result in harm to historically significant internal or external fabric within the building – attached as **Appendix 1** are a series of photographs which show the ground floor plant room and the store at first floor, which demonstrate this point. Within the store, the proposed flue is to be boxed by plasterboard adjacent to the masonry of the existing chimney breast.

The route of the flue to roof level is shown on the proposed section drawings contained within Drawing P-510, with the proposed flue to emerge at roof level slightly more than halfway up the monopitch roof above the extension. It is a feature which would be imperceptible in public views; from New Road it would be screened by the existing front parapet, by Canal House to the west and the new development to the east. From Bulwarks Lane, the presence of an existing masonry wall would also screen the feature from view. Drawing P-505 is clear that this area of roof is really only seen from the flank windows of Canal House, from the windows of the upper floors of buildings on the north side of Bulwarks Lane. The new development would have no windows in close proximity to where this flue is proposed to discharge.

Alongside the avoidance of harm in respect of the significance of the listed building and the amenities of those occupying the neighbouring accommodation, the supporting statement from QODA seeks to provide justification for the replacement of the existing boiler, which is approaching the end of its useful economic life. The replacement is a new high-efficiency Worcester Bosch boiler which will not only be more reliable but will reduce carbon emissions, consistent with Policy RE1 of the adopted Local Plan.

We therefore hope that Officers will be able to support this application – please let me know if you require any additional information or if you wish to arrange an inspection of the part of Canal House associated with these works.

Yours faithfully



Simon Sharp LLB (Hons) MSc MRTPI
Associate



APPENDIX 1



View of area of monopitch roof affected by the proposal, with Castle Hill House to the left and Canal House to the right.



View of plant room showing existing boiler and connections at ground floor level.



View within Canal House showing chimney breast which houses existing flue



View within existing "store" room of Canal House