

PROPOSED GLAZED REAR EXTENSION

DESIGN AND ACCESS STATEMENT

Background

Number 3 has been renovated over the last 5 years. Within the last two years, two new houses have been constructed to the north of number 3. Currently, an extension to number 3 on the north gable is being built.

Character of the Area

Old Headington is one of several older villages which were once separate from Oxford City.

Old Headington had a greater prominence in former times, having royal connections. As a consequence, there is a good stock of older buildings constructed in the local Headington quarry stone. There are several important stone buildings along St Andrews Road and Old High Street built in the 17th and 18th Centuries. In Victorian times, many brick and slate roofed terraced houses were built along the main roads. Later still, in the latter part of the 20th Century, new closes and mews style developments have taken place.

Although these developments give diversity to the village, the predominant impression is one of 18th Century rural tranquility.

Larkins Lane is one of the quieter lanes in the area. It slopes steeply from St Andrews Road and has Headington stone listed buildings at numbers 1, 2, and 3. Many of the properties are very close to the road or have stone walls which give a sense of enclosure.

Character of the Site

Number 3 used to be a single storey thatched outbuilding. In Victorian times it was converted into a two storey cottage with a tile roof. It was renovated between 2003 and 2007. It has stone walls up to first floor and brickwork above. Windows and front door are of painted timber the windows having small panes. Number 3 forms a small group with numbers 1 and 2. The appearance is typical of the other 18th century buildings in that area. It is Listed grade 2.

The rear garden rises to the west where a mature willow tree grows. The garden has low stone walls with a timber close boarded fence to the south.

The renovations carried out in the early part of the 21st century, together with a development of two stone houses to the north, allow parking of vehicles to the rear. This has kept Larkins Lane free of on-street parking to these properties.

Comment

The house lacks a dining room and has a very small kitchen. It would be difficult for a family with young children to function satisfactorily with the limited space and inadequate eating facilities.

In an age in which climate change and carbon footprint are now urgent problems, all properties must seek to reduce the amount of energy they use. This applies to Listed buildings equally, although care must be taken to preserve any heritage assets.

Aims

- 1) To extend the kitchen to form a dining area
- 2) To install a discreet electric vehicle charging point
- 3) To preserve the privacy and amenities of neighbouring properties
- 4) To preserve and enhance the Conservation Area

Design Proposals

The most appropriate means of achieving additional space with minimal impact on the Listed building is to form a glazed link single storey extension between the two recent additions. The total additional floor space will be just 10.5m². The transparency will allow the existing stone wall to remain on view and will avoid intrusive modification to the old built fabric. It will also be simply removable should the situation change over the future years.

The installation of a wall charging point hidden from public view and of approximately 350mm in diameter will allow the charging of an electric vehicle.

Conclusion

These modest proposals will have minimal effect on the building and will have no impact on the conservation area, being hidden from public view. The privacy and amenities of neighbouring properties will not be affected.