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Planning Application for Proposed Rear Ground Floor Extension to replace Existing Rear Ground Floor Extension and extend beyond footprint of existing Ground Floor to rear and side, at 32 Stanley Road, Oxford, OX4 1QZ:

DESIGN/ACCESS STATEMENT

1. The Site:

- 1.1 The existing 2 storey Victorian house is situated on the dog-leg corner of Stanley Road with the front facing north west and the open flank north-east. The property is situated within the Iffley Road Conservation Area.
- 1.2 Number 32 Stanley Road abuts the three storey number 30 on the south-west side but it is essentially a separate structure.
- 1.3 The house is built in buff facebrick and has a symmetrical front elevation with two ground floor bay windows flanking the central porch and front door with 4 sash windows arranged symmetrically on first floor. The roof is natural slate and two chimneys on the outer flanks complete the symmetrical elevation. The rear has been altered and previously extended at ground floor level with accommodation to include kitchen, a utility room and shower room and a small conservatory. A centrally placed double storey outrigger with blind window appears to be part of the original building envelope. At first floor level two sliding sash windows remain while at ground floor there is a mixture of modern windows, sash windows and contemporary doors. The Glazed conservatory gable faces the rear garden. The slate roof is fitted with a solar panel array.
- 1.4 The rear garden is generous and has a later garage with additional storage space at the far end, accessible from the section of Stanley road intersecting with Magdalen Road. The red facebrick and feather boarded garage has a pitched corrugated roof with gable and door facing Stanley Road. A facebrick garden wall with pedestrian gate links the garage to the house on the road side. Common boundaries are Victorian railings and hedging with a short section of timber fence.
- 1.5 The garage affords parking for one car with generous additional provision for bicycles and garden equipment.
- 1.6 A proper sized front garden is enclosed with low facebrick wall and pedestrian gate. The front garden has structured bin storage provision and can accommodate additional bicycle parking.

2. Requirements:

2.1 The rear conservatory structure is in poor condition and the design has resulted in poor stormwater discharge where it abuts the taller structure of number 30. This has resulted in water damage to internal walls below. The conservatory is poorly insulated so that it is cold in winter and hot in summer preventing comfortable all year use.

The owner would like to restructure the rear ground floor accommodation to overcome the problems stated above. The replacement structure is shown to extend a further 0.525m into the rear garden and by 1.95m to the side garden/terrace.

3. Design Principles & Solutions:

3.1 The proposed modest extension with footprint of 11.3m² allows the internal space to be re-arranged to create a comfortable kitchen and dining space.

3.2 The modest extended footprint to the rear does not affect the abutting neighbour's amenity and the extension to the side is some 4m away from the street boundary and behind the existing facebrick boundary wall.

3.3 The proposed structure will allow year-round use and will restore a positive connection to the existing side terrace and to the rear garden.

3.4 The proposed roof follows roughly the profile of existing but with provision for adequate stormwater run-off and with glass roof replaced with slate pitched roof with Velux rooflights and extended to the side with a flat roof relating the existing double storey 'tower' to the rear. Eaves are shown to be continuous and the rear glazed gable extends in similar fashion to the removed gable.

3.5 The masonry structure is shown as matching buff facebrick. Windows and doors are shown as traditional proportioned powder coated aluminium. The pitched roof shown as extended slate with lead grey single ply membrane extended to form a gutter on abutting side and as flat roof on extended open side.

3.6 All glazing, walls and roof will be insulated to current part L standards or better. The proposal will be a significant improvement on existing thermal performance and particularly where it envelops the rear ground floor accommodation.

3.7 Access and parking is not affected by the proposal.

3.8 Existing bin and bicycle provision is adequate and unaffected by the proposal.

3.9 No trees or hedges are affected by the proposal.

4. Design Statement/motivation:

4.1 The proposal is modest in the context and is sympathetic to the existing and original house.

4.2 The proposal satisfies the planning guidelines to protect light and sun to neighbouring properties.

4.3 Materials are matching or sympathetic to existing.

4.4 Environmental performance will be to current standards or higher.

4.5 The extended footprint is away from neighbours, separated from the road side with comfortable terrace area between and screened by an existing high boundary wall.

5. Access / Parking / Trees:

5.1 Access and parking will not be affected by the proposal.

5.2 No trees will be affected by the proposal and there are no trees close to any part of the proposed works.