

THE MILL HOUSE, IFFLEY
PLANNING, NOVEMBER 2023

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THE MILL HOUSE, IFFLEY
DESIGN & HERITAGE STATEMENT
NOVEMBER 2023

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INTRODUCTION

This Design and Heritage Statement has been prepared by Spratley & Partners in support of a full planning application to Oxford City Council in relation to the proposal for the replacement of an existing glass link to The Mill House located at 30 Mill Lane, Iffley, OX4 4EJ.

This statement considers the site and the context of the dwelling and sets out the design development and its rationale.

Situated within the Iffley Conservation Area, the proposal aims to reconstruct a damaged addition built in 1993 to make a positive contribution to the character and appearance of the area. The proposed design occupies the same footprint and volume of the existing structure and is almost completely hidden from public views.



Figure 1. View of the dwelling from Mill Lane. Front elevation.

SITE & CONTEXT

The existing dwelling is a detached family home within the Iffley Conservation Area. Located between the River Thames and Mill Lane, the plot benefits from a tranquil location on the water's edge. Due to its proximity to the Thames, the site falls within flood risk zone 3.

The site is within the oldest area of Iffley village, in a small group of houses between St Mary's Church and the Old Rectory to the South and the Manor House to the North.

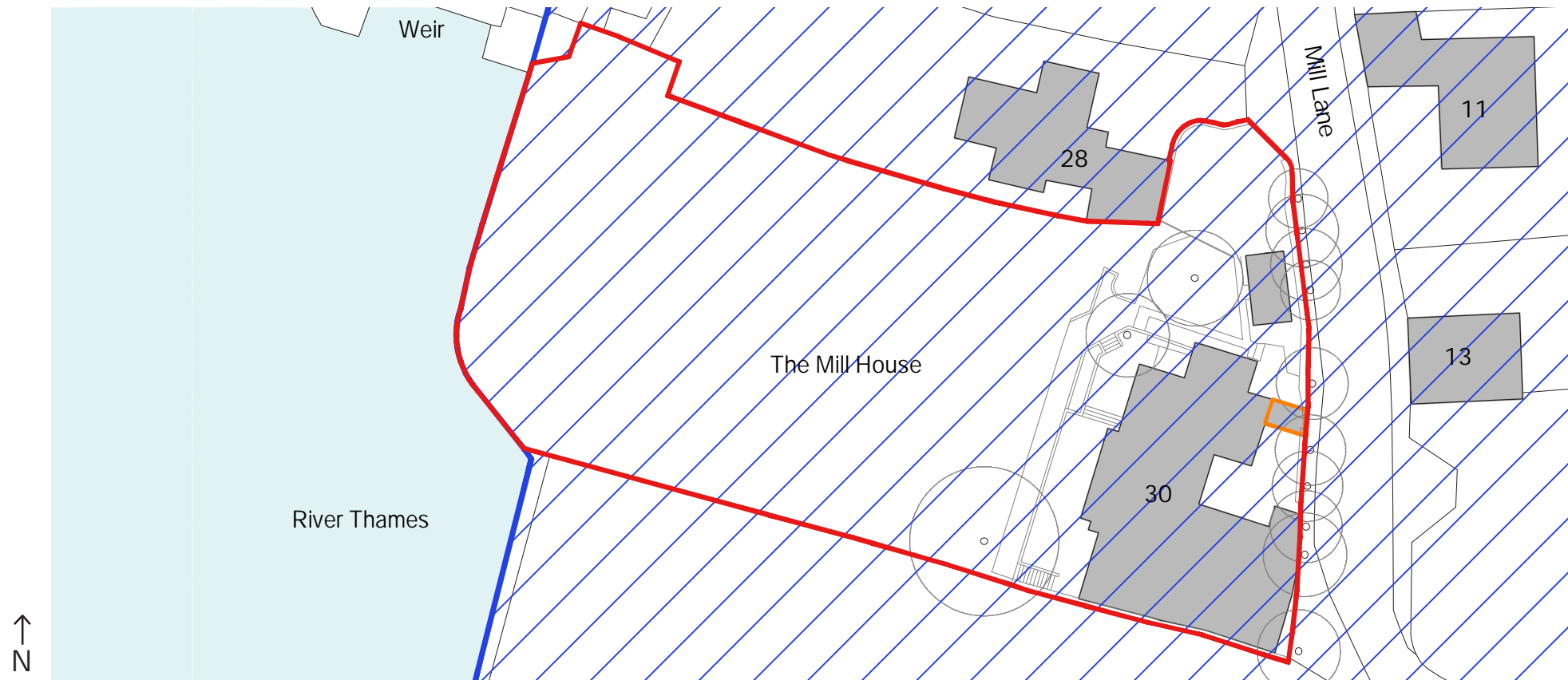


Figure 2. Existing site plan.

CONSERVATION AREA

The village became the home of many citizens of Oxford in the 18th and 19th centuries who built large homes to the east of the river.

Iffley benefits from its setting on the banks of the river Thames surrounded by Rivermead Nature Park.

The Conservation Area aims to preserve and enhance its character and appearance. The area was initially designated in 1969 and subsequently expanded in 1985.

KEY

- Site Boundary
- Proposal Boundary
- // Conservation Area
- Conservation Area Boundary

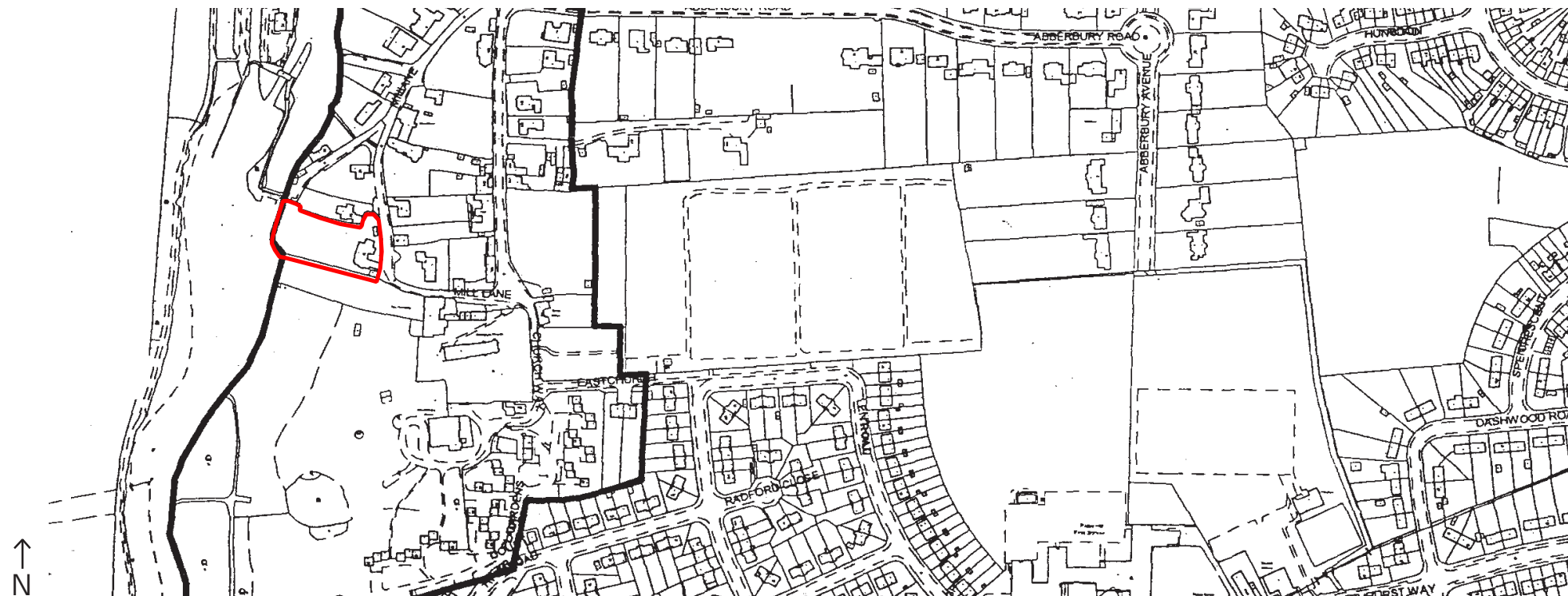


Figure 3. Iffley Conservation Area.

RELEVANT PLANNING HISTORY

The following applications are listed on the Oxford City Council website:

1 04/01720/FUL

Demolition of garage and single storey extension. Erection of single storey side extension, incorporating replacement garage. Removal & alteration of part of front fenestration to provide large glazed opening.

Permission granted

2 95/01762/NFH

Single storey side extension and single storey extension fronting Mill Lane.

Permission granted

3 93/00765/NFH

Single storey glazed link between porch and entrance gate

Permission granted

4 82/00899/NOH

Outline application for detached house and garage (now site of 28 Mill Lane)

Permission granted

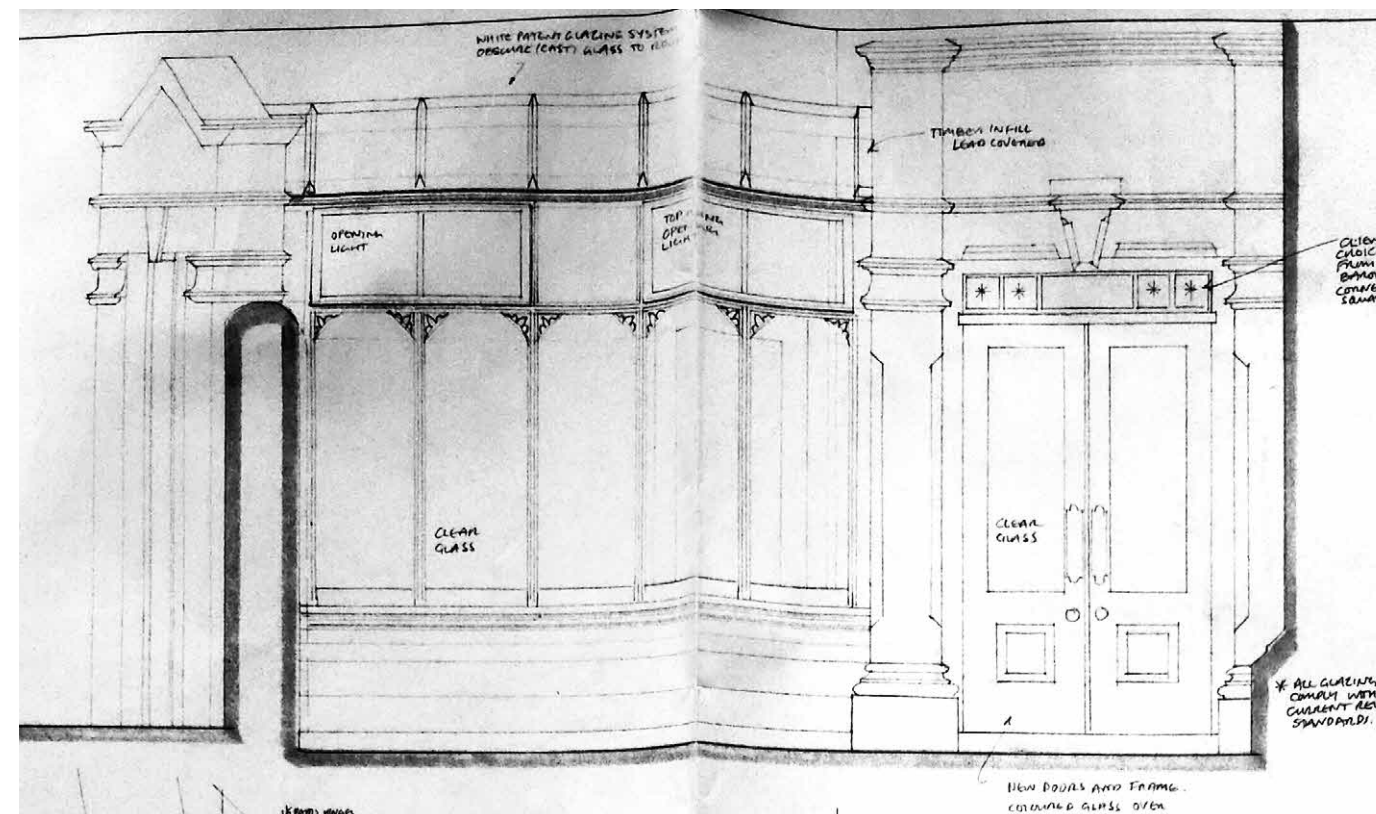


Figure 4. North elevation of glazed link. Planning application: 93/00765/NFH

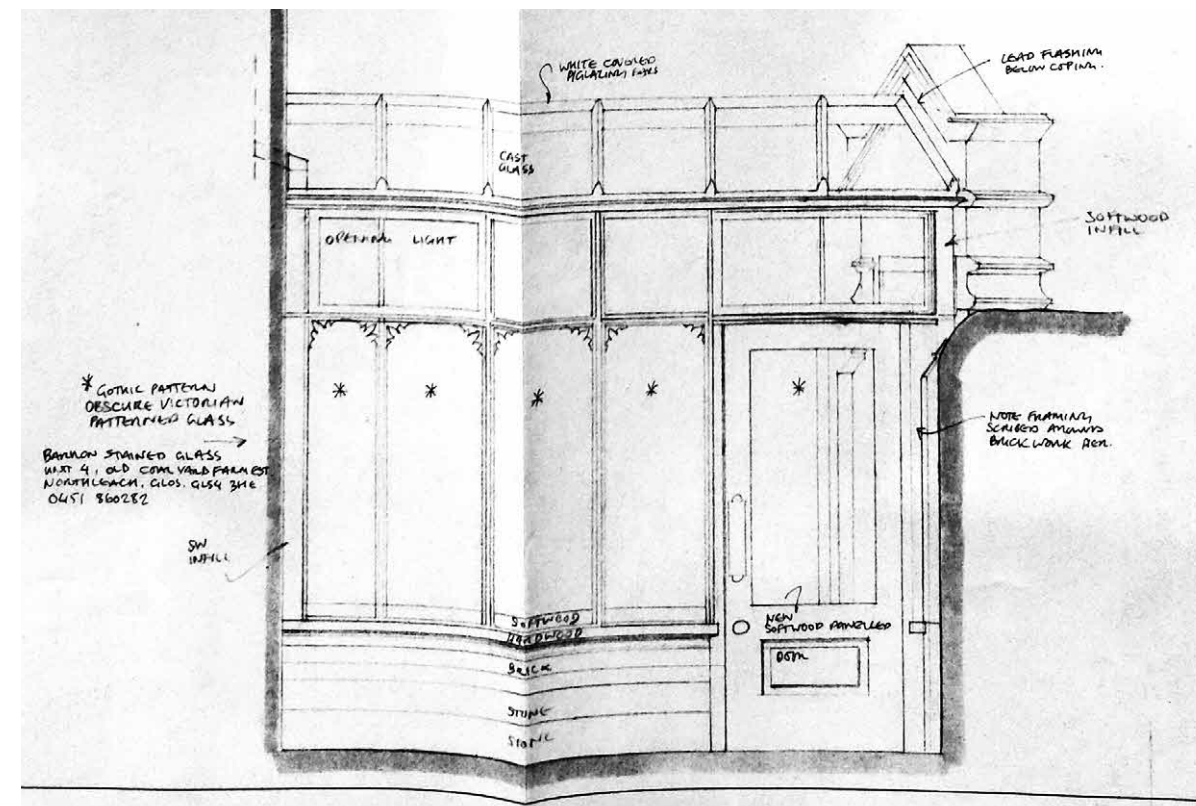


Figure 5. South elevation of glazed link. Planning application: 93/00765/NFH

EXISTING DWELLING

The existing dwelling presents a two-storey volume and is the result of various alterations completed by previous owners.

The predominant building materials on the walls are red brickwork with details around openings in natural stone.

The pitched roof features gable ends and is finished with clay roof tiles with a decorated ridge tile.

The dwelling is set back from the quiet village lane by approximately four meters and is well screened by the boundary wall built in stone and brick as well as by mature trees on the pavement.

The property benefits from off road parking with a garage to the South and vehicular access and driveway to the North.

The current glazed link connects the pedestrian access from Mill Lane with the property and is the product of an intervention in 1993. The link acts as entry way to the house creating a courtyard to the South.



Figure 6. Existing site access. East elevation.



Figure 8. Existing garden access. North elevation.



Figure 7. Internal view of site access.



Figure 9. Existing courtyard access. South elevation.

EXISTING PLANS & ELEVATIONS

The glazed link is concealed from view from the highway by a tall stone wall. Additionally, the property is screened by deciduous trees that line Mill Lane.

The glazed link leads to the hall in the original part of the house. It also provides access to the courtyard to the South via a single door near the property boundary. To the North, the garden and driveway are accessed by a set of double doors opposite the doors to main part of the house.

The elevations to the North and South display a white timber frame with small embellishments in the corners of the single glass panes. The timber frame sits on a masonry plinth.

The glazed link incorporates the original brick porch with double doors to the garden on the North elevation.



Figure 12. Existing North elevation (side).

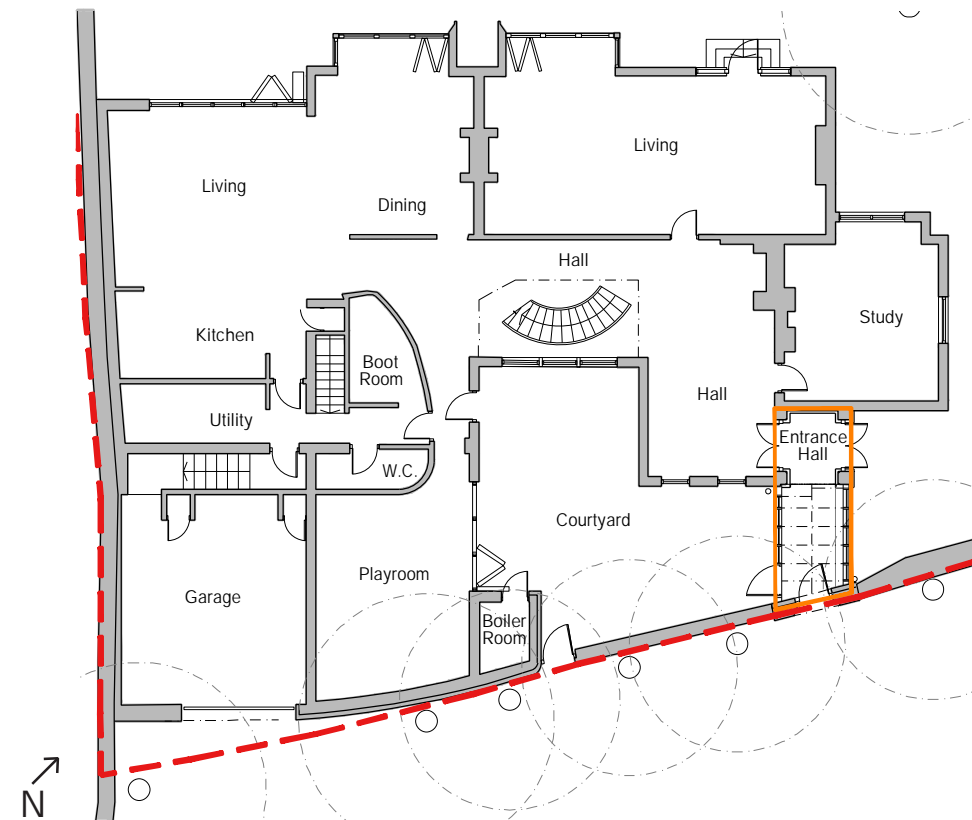


Figure 10. Existing Key Floor Plan.

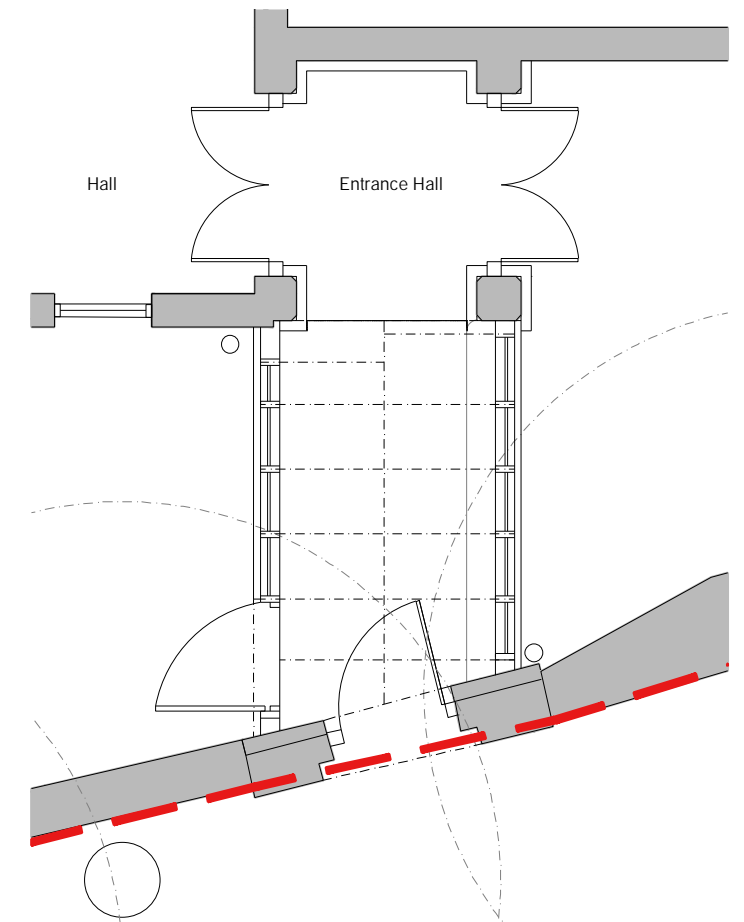


Figure 11. Existing Glass Link Ground Floor Plan.

The timber on the existing structure is rotten and the frame has started to disintegrate. Substantial openings have started to appear at the junctions which indicates this element is beyond repair.



Figure 13. View of damage to the double doors on the North elevation.



Figure 14. View of damage to the glazed link from the courtyard.



Figure 15. Damage at the junction between the glazed link and the plinth.



Figure 16. Damage at the junction between the glazed link door and the plinth.

BRIEF

The owner wishes to replace the existing link with a similar structure. The proposal is to have the same volume and to sit within the same footprint of the existing glazed link.

As illustrated in the previous section the existing single glazed structure suffers from extensive rot and is not airtight. The proposal includes double glazed units and windows that open for ventilation.

The proposal seeks to reconstruct the damaged glazed link within a Crittall style structure with space for a bench and shelving.



Figure 17. Precedent images.



The proposal occupies the same space as the existing link but has been designed to create a more regular glazing pattern.

The proposed access from Mill Lane and the original access to the house are to be retained. The doors opening into the garden are to be replaced with better quality Crittal style doors and the access to the courtyard from the glazed link is to be enlarged and centralised.

The proposal retains the masonry plinth to the base and is sympathetic to the Conservation Area as it is hidden from public view and does not add any additional bulk. The new glazed link is to have windows for ventilation to prevent overheating.

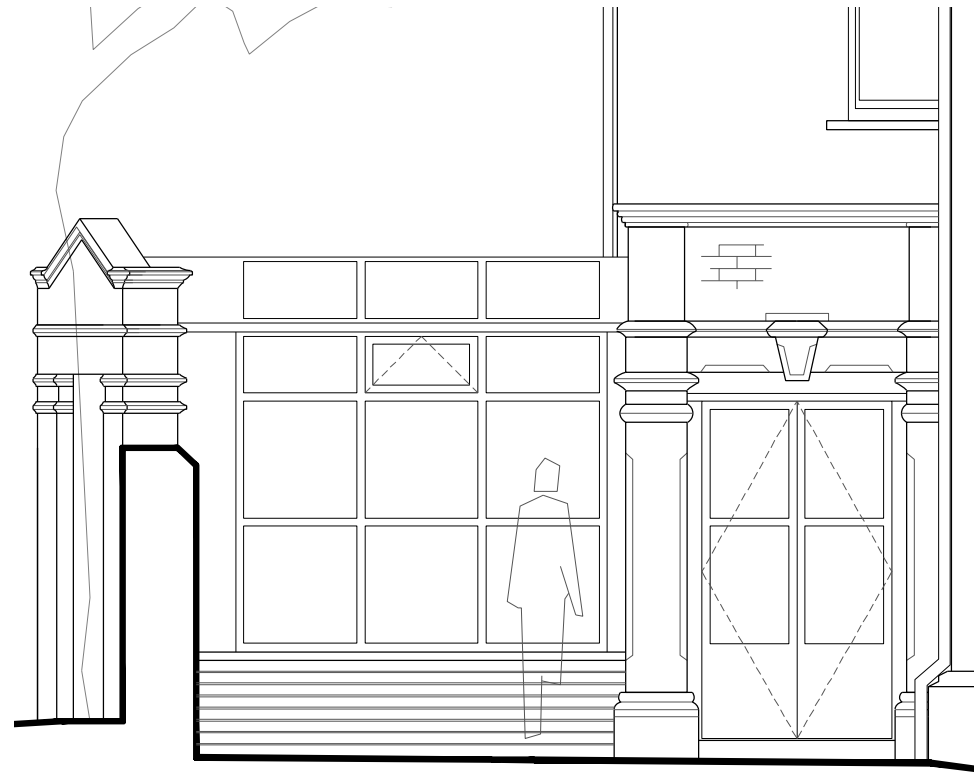


Figure 23. Proposed Glass Link North elevation (side).

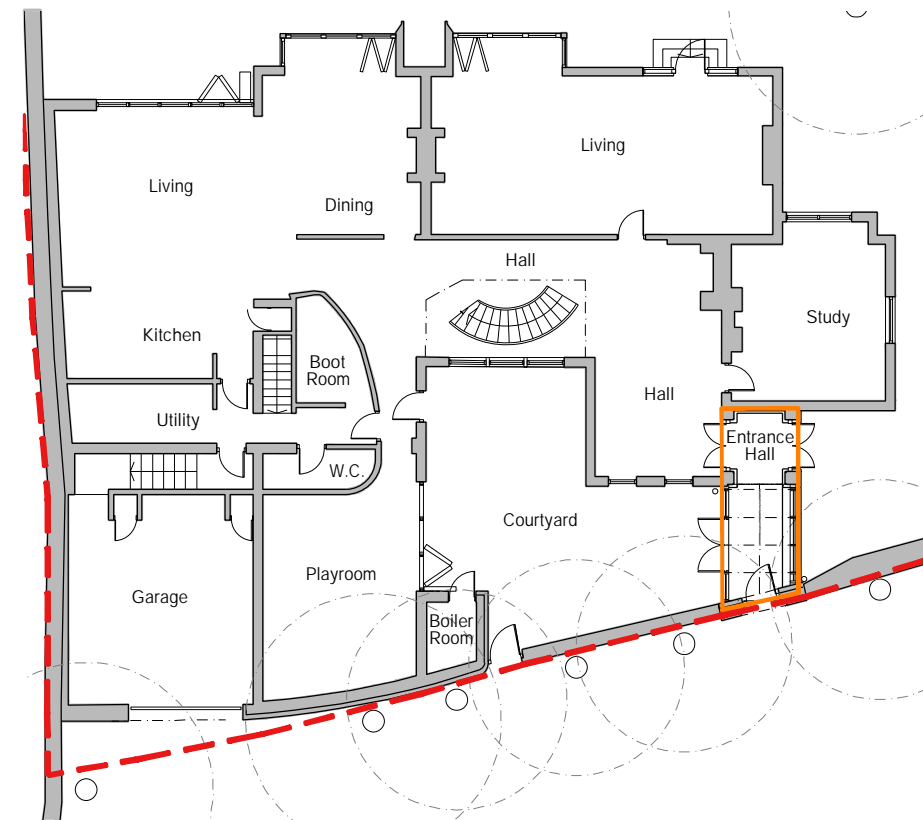


Figure 21. Proposed Key Floor Plan.

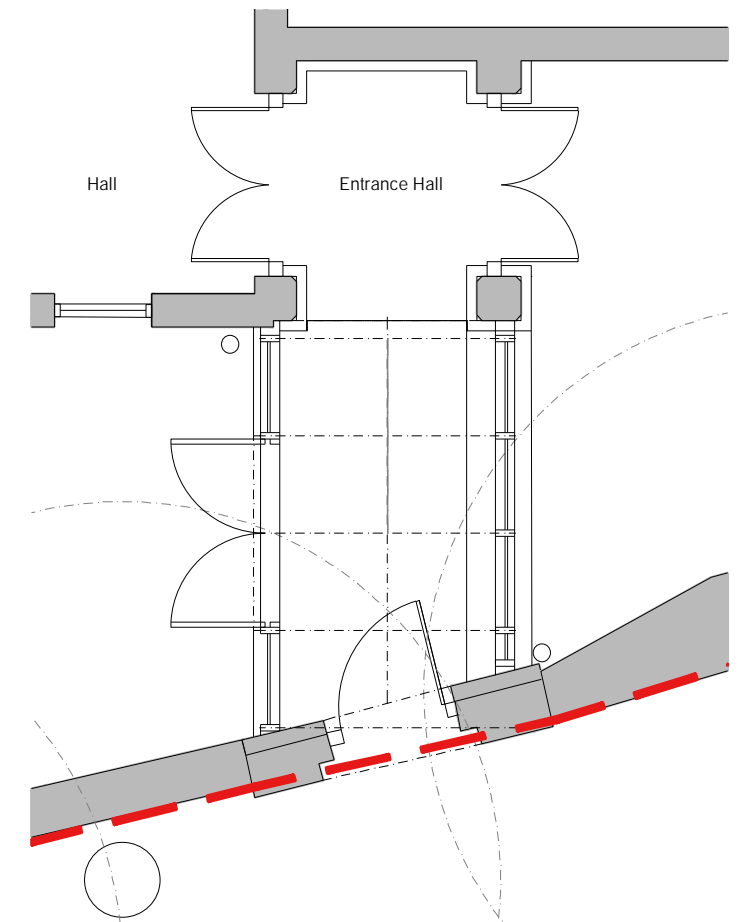


Figure 22. Proposed Glass Link Ground Floor Plan.

MATERIALITY

Hidden from public view, double glazed Crittall style window and door units will form the glazed link. The existing plinth is to be rebuilt in matching Flemish bond brickwork.



Figure 27. Precedent images.

The proposed intervention aims to replace a dilapidated structure with a new proposal that matches volume and footprint.

It is therefore our view that the scale and design of the extensions will be respectful of the existing building and its setting. The special interest of the Iffley Conservation Area is therefore protected.