

DESIGN & ACCESS STATEMENT
FOR THE PROJECT
21 CHARLES STREET, OXFORD
PLANNING APPLICATION, NOV 2023



Project

Name Charles Street, OX4 3AU

Number 21

Client

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Submission

Date November 2023

Disclaimer

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EXECUTIVE SUMMARY

Site

The application site is 21 Charles Street, Oxford. The site is not located within a Conservation Area or the Green Belt, and the house is not listed.

The house is a two-storey terraced property of a brick masonry construction, and is of no significant architectural merit.

In this respect the planning application is submitted for a Householder planning approval.

The proposed development

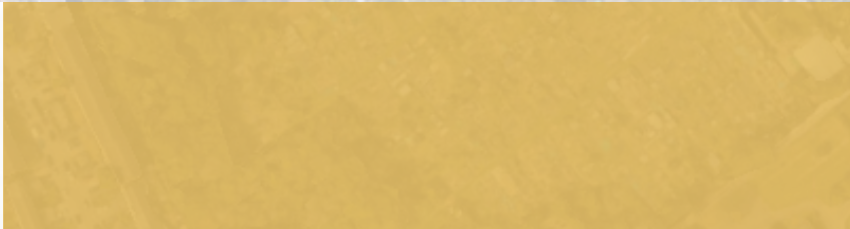
The proposal seeks a small part width rear dormer extension to the existing property.

The Design

The design principles across the extension have been established using the key policies found within the adopted local plan and associated appendices, which are outlined further in the accompanying planning statement.



SECTION 1
SITE INFORMATION



SITE INFORMATION > LOCATION

The site is located within the City of Oxford, towards the middle of Charles Street.

The application site is located on the North side of Charles Street and is accessed via a low lying residential street made up of moderately sized terraced houses of a similar traditional style and of no significant architectural merit.

To either side of the property are the two adjoining owners, both of which have also completed building works to their property much like a large number of houses on the street. The North West boundary at the end of the rear garden, backs onto the rear garden of a property fronting Percy Street, which is hidden from view by trees and mature planting.

To the front of the property there is a moderate front garden and tiled entrance pathway. Along with a short boundary wall and some light boundary planting, this acts as a buffer between the application site and the residential properties to the South East.



The site is not located within a Conservation Area or within the Green Belt.

The street has been subject to a number of new residential alterations particularly in the more recent past. This includes alterations to a number of the applicants close neighbours which are of similar size and scale to the proposed design.

The plot has no significant trees or mature planting on it which will be affected by the proposed development.



Ordnance survey plan

Site boundary 
Access 



Existing site plan

Site boundary 
Existing House 
Access 

SITE INFORMATION > PHOTOGRAPHS



Key Map



1. Image depicting view south west down Charles Street



2. Image depicting view north east down Charles Street

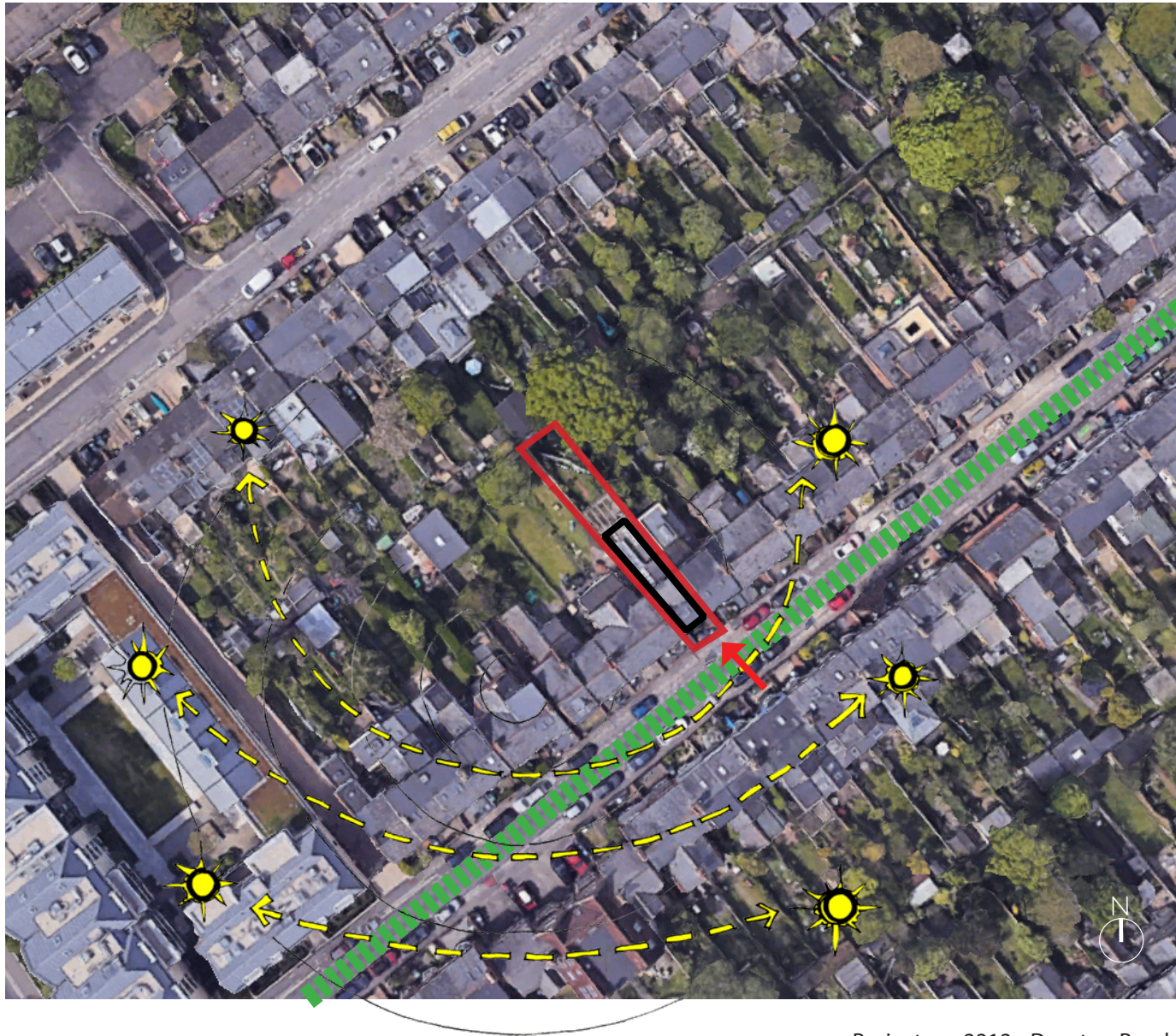


3. Image depicting the front elevation of the property



4. View of the rear elevation of the property





SITE INFORMATION > CONSTRAINTS MAP



SITE CONSTRAINTS

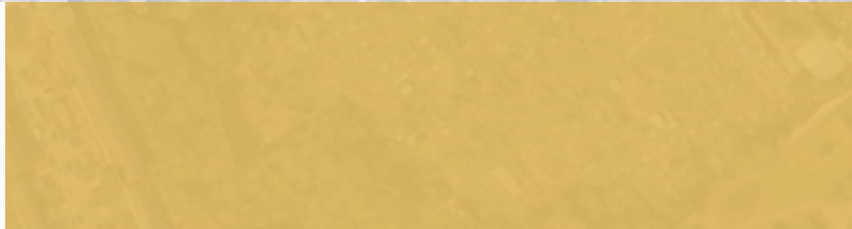
- The property does not fall within a conservation area

Legend

-  Site
-  Existing Dwelling
-  Charles Street
-  Access



SECTION 2
SITE CONTEXT





SITE INFORMATION > LOCATION

21 Charles Street






Ordnance survey plan

Site boundary 
Access 



Existing site plan

Site boundary 
Existing House 
Access 

SITE INFORMATION > SITE PHOTOGRAPHS

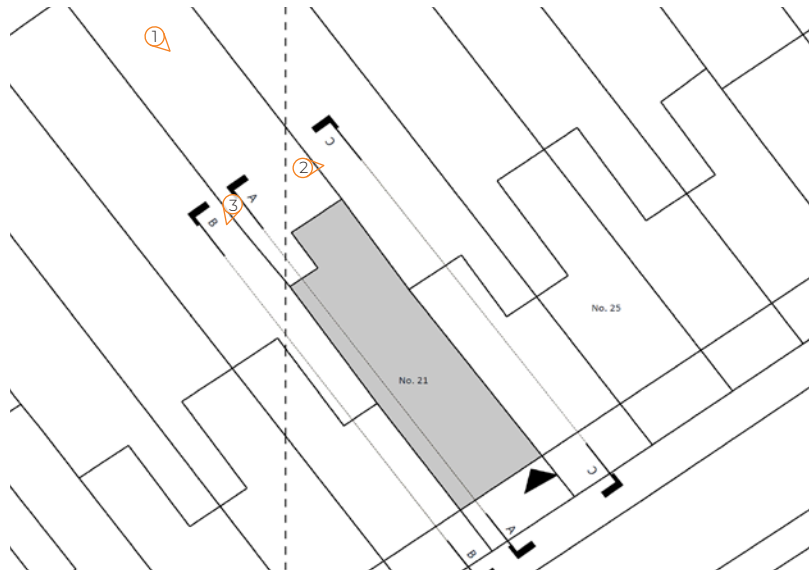


Front Elevation



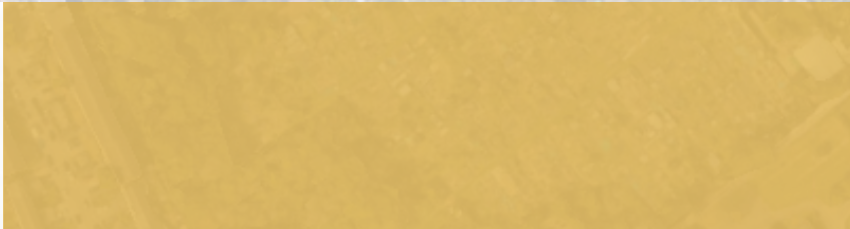
Rear Elevation (showing the existing rear extension)

SITE INFORMATION > CONTEXT PHOTOGRAPHS > REAR GARDEN





SECTION 3
DESIGN PROPOSAL



21 CHARLES STREET > SITE PLAN

The Design Proposal

The proposal seeks a small part width rear dormer extension to the existing property. The new extension has been designed to match those within the close context of the site in terms of built form. In relation to the materiality the applicants expressed the desire to go down a more traditional route which has been established through the use of grey slate roof tiles creating a material palette which blends into the existing property.

On the rear facade there will be a large window with dark metal frames, and vertical metal louvres, which will add a contemporary accent to the proposal. As the extension is to the rear of the property the contemporary nature of these materials will be largely hidden from public view.

The overarching size, scale and massing of the extension has been developed from a number of existing approved planning applications within the local area. Within the following section of this report you will see an outline of the parameters used in order to create a proposal that best suits the pre-existing principle of development within the close context of the site.

Proposed Size

The proposed rear extension will extend approximately 2.75m beyond the existing rear building line, similar to the approved scheme at no.5 Charles Street. The extension will be part width of the property at approximately 2.77m wide, and be built along the boundary to the North West. The majority of the new extension will therefore be set back from the boundary to the South, to ensure that there is no significant overshadowing on the property to the neighbouring property.

The extension will have a flat roof which will also reduce any risk of overshadowing. The flat roof will also be set well below the main ridge height of the existing house so it can't be seen from the public road.



Proposed Roof Plan

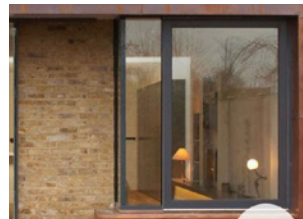
21 CHARLES STREET > MATERIALS AND SUSTAINABILITY



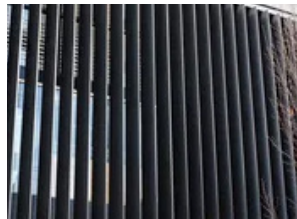
Proposed Rear Material Elevation



Grey Slate Roofing



Metal Window Frames



Vertical Metal Louvres

Materials

As outlined above the primary colour of the materials used for the proposed extension will be designed to match the existing property, to ensure the new elements blend in with the rest of the house. With this in mind the elevational study opposite highlights the primary materials being used within the proposed scheme.

The rear and side elevations will be made up of dark grey slate matching the existing roof of the property.

The flat roof will be a dark grey glass reinforced plastic or similar high performance water tight material.

Sustainability Strategy

The proposed extension and internal renovations to the property will be of a high quality sustainable design, taking advantage where possible of both natural daylighting and natural ventilation in the warmer months of the year.

The large window will allow natural light to penetrate deep into the internal footprint of the house.

The extension will also be constructed with high performance insulation to exceed the minimum U-Values required for a development of this nature. In addition all glazing will be high performance double glazing to reduce heat loss as much as possible.

21 CHARLES STREET > CONCLUSION

Conclusion

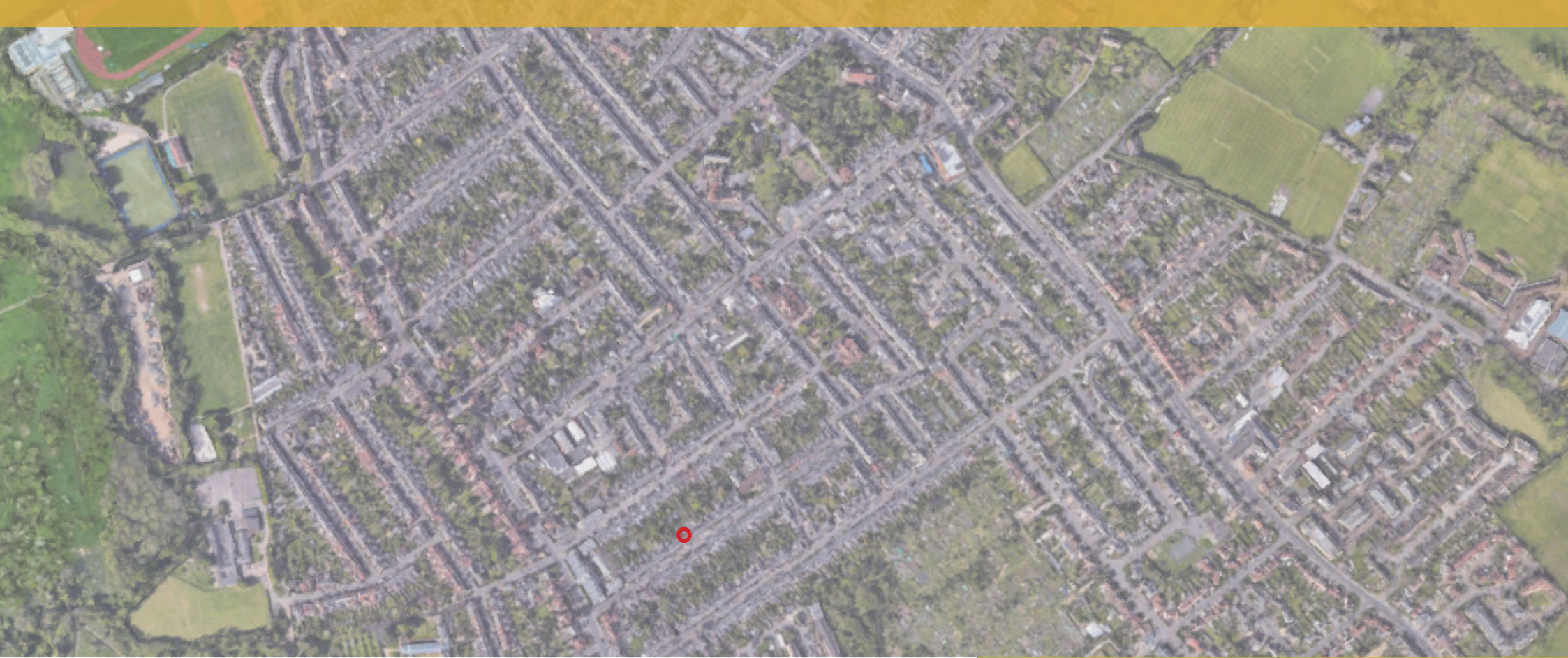
The proposal will greatly improve the general appearance of the property from the rear as all new elements have been designed to a high quality contemporary finish, whilst remaining hidden from all public viewpoints.

The proposal will not cause any significant overshadowing to the houses to either side of the property, due to the orientation of the house, the flat roof, and the set back from the South West boundary of the site (please see the accompanying planning drawings for more detail).

In comparison to the extensive list of planning applications in the area, the proposal is not deemed to be excessive in size, scale or massing and doesn't have any detrimental effects on the visual amenity or character of the area.

It is therefore considered that the alterations to the property at 21 Charles Street will be a positive contribution to the general character of the neighbourhood and have no adverse effects on the amenity of any of the adjacent properties.





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