

22 Western Road

Introduction

This Design and Access Statement has been prepared by Gresford Architects to accompany an application for Householder planning permission for the minor dormer extension to 22 Western Road, Oxford.

22 Western Road is a 4-storey (including basement level), residential terraced property which was built prior to the turn of the 20th Century and bears a style typical of the late Victorian period.

The property is constructed with buff facing load-bearing masonry walls and finished with areas of painted stone, slate roofs, and double hung sash windows. To the rear there is a two storey outrigger and ground floor duo pitched extension. The adjoining properties are constructed in a matching style.

A planning application is now sought to construct a rear dormer at second floor level to replace the existing rooflight.

A previous application 23/00662/FUL was approved in June 2023 for rear extension and other minor alterations.

This Design and Access Statement outlines how the proposed works have been carefully designed in line with Oxford City Council planning policies, seeking to compliment the original property and wider context while greatly improving the building's use as a family home.

This document has been produced in accordance with guidance published by the RIBA and should be read in conjunction with all other correspondence submitted with the application.

Gresford Architects, January 2024

All images and sketches are illustrative unless otherwise stated and for information and approval only. Do not scale from drawings contained within this document.

1 Site Analysis

Context

22 Western Road is a 3 bed-room property located in Grandpont, Oxford. The plot is orientated North-South. The house has buff/ London stock brick walls with stone header, sills and quioning detailing under a slate roof. A modern, single storey extension has been added to the rear of the house.

The front of the house fronts the public pathway and highway with a short awkward access stair to the front door and a narrow stair next to this to gain access to the basement. The rear has a good sized garden with a small garden room and is contained by a combination of close boarded fences and a tall vegetation.

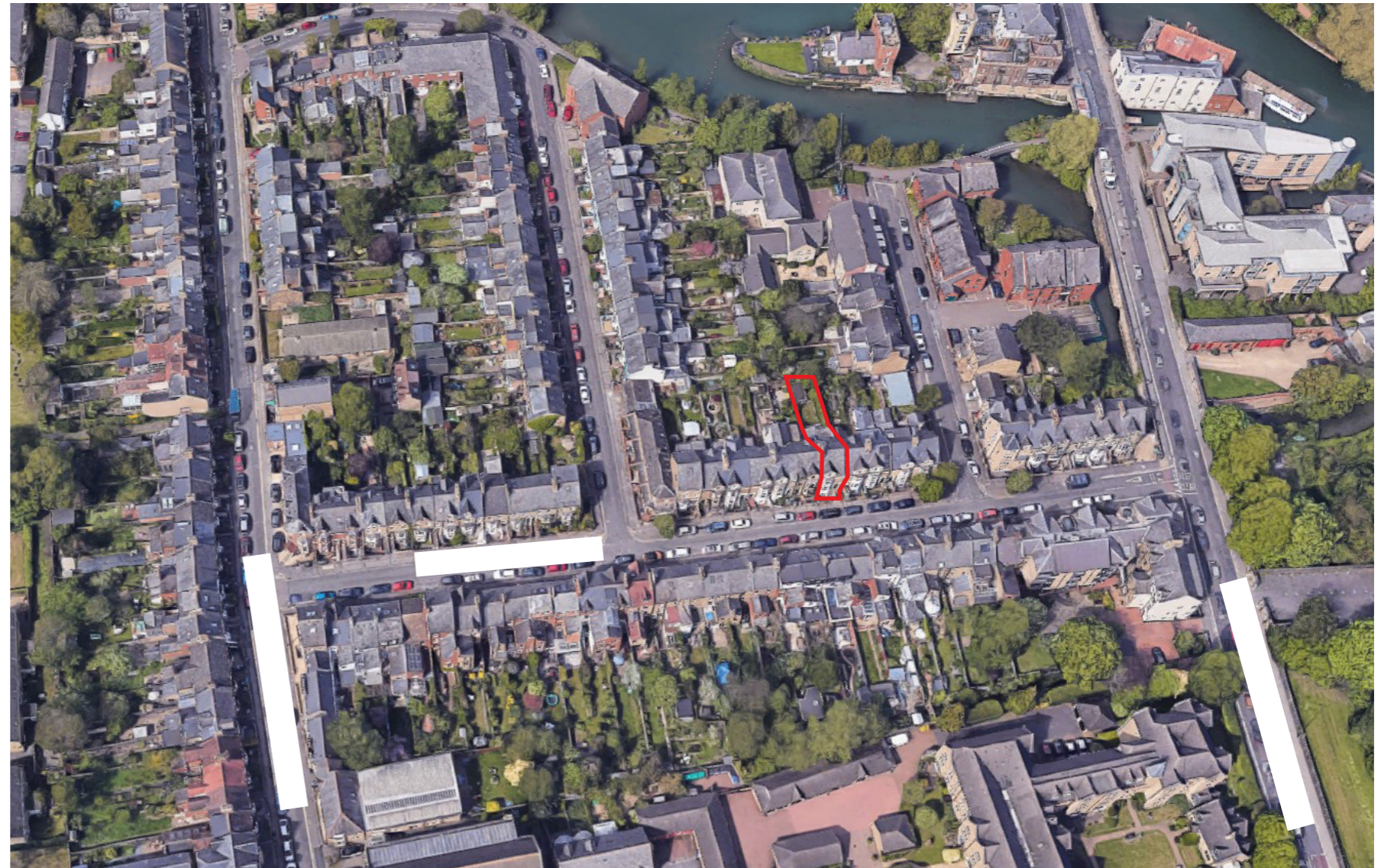
It is an example of a traditional, mid-terrace, brick-built Victorian street development in the area. Surrounding Brook Street and Buckingham street lead directly to the river to the north with Marlborough road and Abingdon road capping either side as a boundary of the Original Grand Pont Estate.

The buildings form part of a contained enclave of quiet residential streets; With areas of green, open space to both sides of the road; Grandpont Recreation Ground in the west and Brasenose College fields in the east. The streets have a fairly formal character due to their straight alignment, enclosed by closely-spaced or continuous buildings, with uniform building lines and definition of front property boundaries by low garden walls.

The buildings in the area are largely of Victorian construction with the initial development of Grandpont Estate (Brooke street, Buckingham street, Marlborough and Abingdon road) being started in the 1880's, by 1990 the estate had been expanded all the way down to Edith road, near New Hinksey. The earlier Victorian housing was generally of a simpler character comprised of yellow brick on 3 or 4 (with those that had basements) storey structures with slate roofs. In general, the street's front facades show few modern alterations with many retaining their original timber-framed sash windows and timber doors. However, the introduction of extensions and dormer windows to the rear and roof lights on front-facing roofs is very common.

There is very little consistency to the rear of the properties throughout the street, with many being extended and altered throughout different periods, creating a haphazard rear elevation, variable in both material and form. On the southern side of the road the properties are more varied still, having red brick, render, stock brick, and painted brick facades with a mix of 2, 3 and 4 storey residences having gable and hip dormers.

The property is not listed and is not within a Conservation Area.



Context

2.2 Local Character Analysis

Key character features of the surrounding houses include:

- Prominent and strong eaves line (northern side of Western Road)
- Chimneys
- Rear boundary treatments: timber fencing and hedging
- Front boundary treatments: Brick walls, iron railings, stone cappings
- Mature leafy landscape setting to rear, brick facades to front
- To front, mix of timber and PCV-u windows. Sash appearance.
- To rear, PVC-u and timber windows. Haphazard appearance with hugely varying size
- Victorian proportions / 2,3, and 4 storey family homes
- Large bay windows
- Gable Dormers to front
- 1, 2 and 3 storey, flat, pitched, mono pitched and hip extensions.

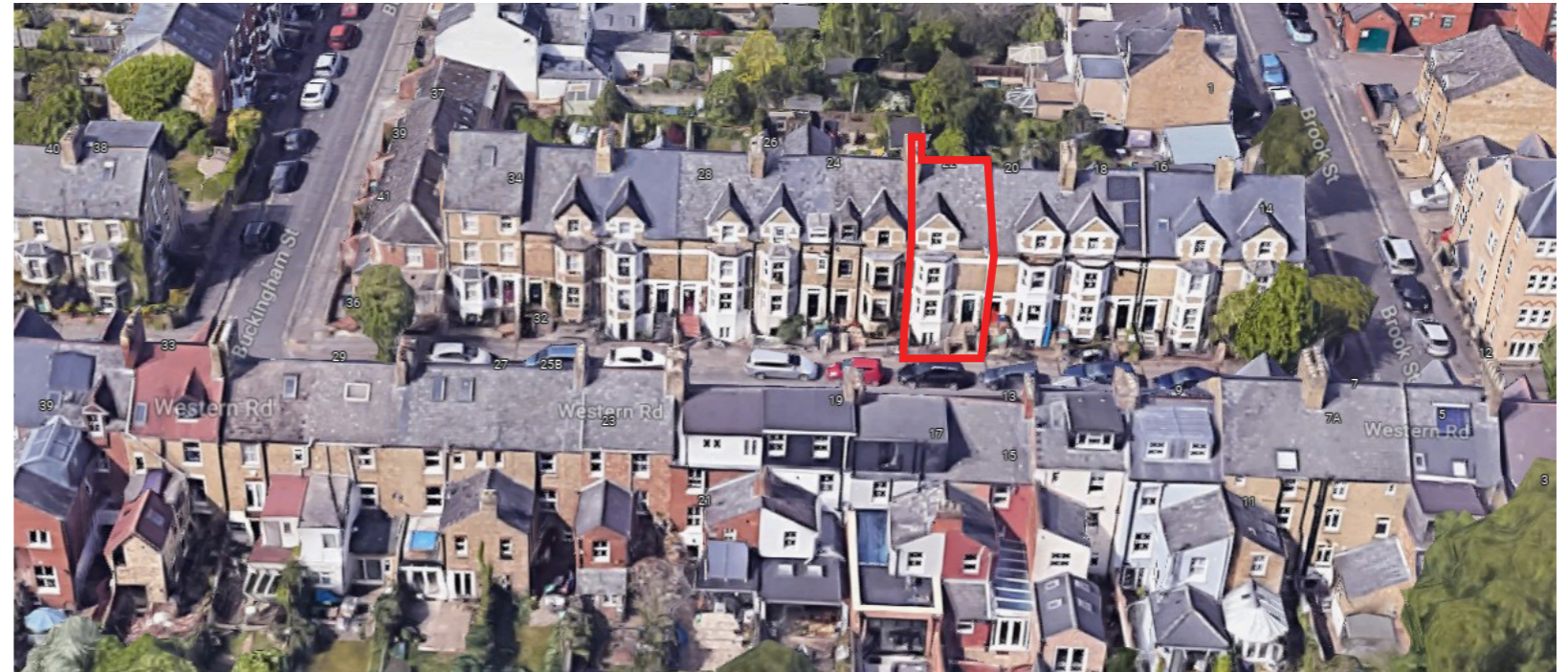
Key materials and elements:

Front Facade - North of Western Road

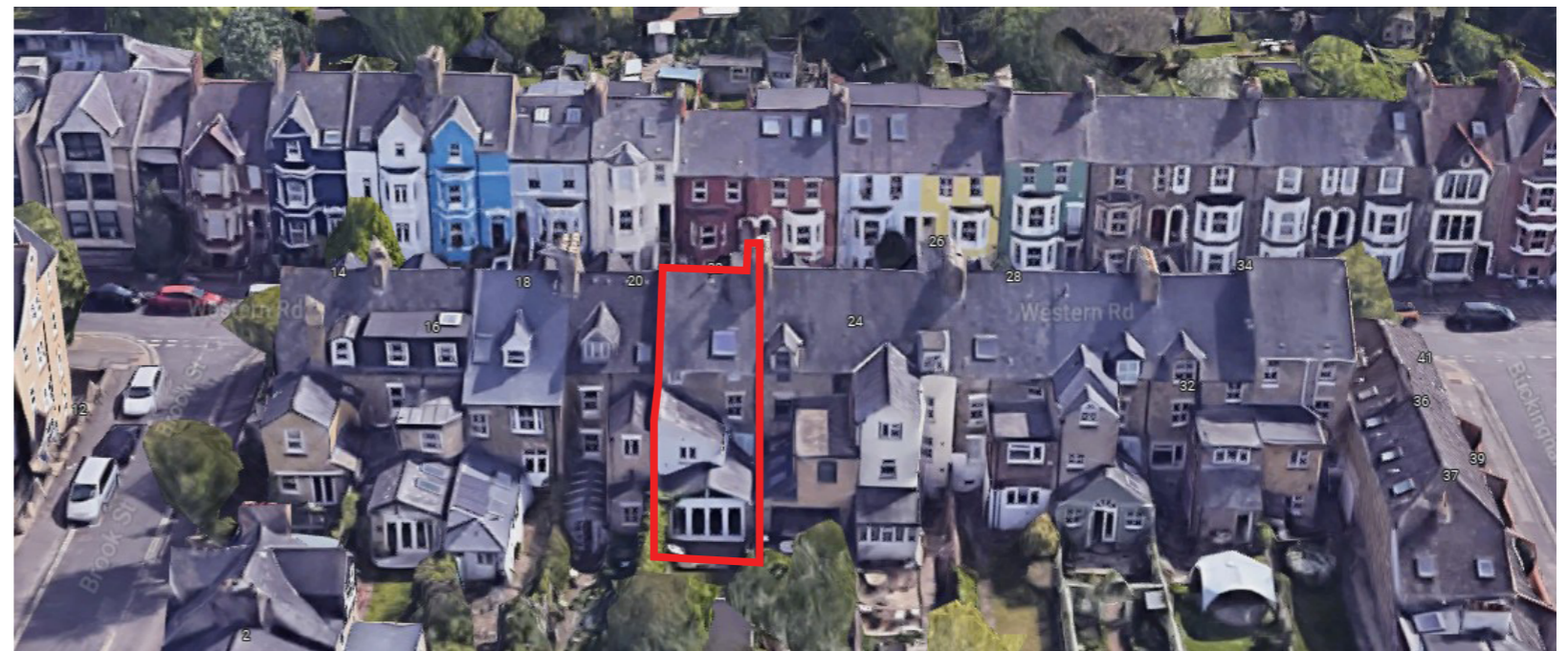
- Buff/ London Stock Brick
- Plain tiles and slate
- Stone Details
- Detailed Iron Railings

Rear Facade - North of Western Road

- Buff/ London Stock Brick, painted brick, render
- Plain tiles, slate, felt.
- Haphazard, incoherent roof lines
- Haphazard, incoherent window sizes and shapes



Western Road, looking North.



Western Road, looking South.

Planning Policy

There are no listed buildings within the boundary of the site and it is not in a Conservation area, however in order to preserve and improve the setting, the development of the design has been carried out in line with the following national, regional and local policies. Planning History

National Planning Policy Framework 2021

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP9 - Design, Character and Context
HP14 - Privacy and Daylight
MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

The following planning history is of relevance to the Residence.

Erection of outbuilding.
Ref. No: 15/01009/FUL | Received: Tue 31 Mar 2015 | Validated: Wed 01 Apr 2015 | Status: Approved

Insertion of a dormer window
Ref. No: 12/01671/PDC | Received: Mon 02 Jul 2012 | Validated: Mon 02 Jul 2012 | Status: Approved

The following planning history is of relevance to the Scheme.

21/03163/FUL | Enlargement of 1no. existing rear dormer window (Amended description). | 24 Western Road Oxford OX1 4LG - Approved

21/00336/FUL | Erection of a second floor rear extension. | 24 Western Road Oxford OX1 4LG - Approved

20/02244/FUL | Formation of access to basement. Insertion of 3no windows to front elevation. | 53 Western Road Oxford Oxfordshire OX1 4LF - Approved

15/03559/CPU | Application to certify that the proposed formation of a dormer roof extension to rear roof slope and insertion of 3No. front rooflights in association with a loft extension is lawful development. | 17 Western Road Oxford Oxfordshire OX1 4LF - Approved

15/01122/FUL | Erection of part single, part three storey rear extension. (Additional information) | 10 Western Road Oxford Oxfordshire OX1 4LG - Approved

11/02619/CPU | Application to certify whether a proposed rear roof dormer extension is lawful. | 19 Western Road Oxford Oxfordshire OX1 4LF - Approved

11/00549/PDC | Proposed box dormer on the rear of the house. | 16 Western Road Oxford Oxfordshire OX1 4LG - Permission not required

10/02697/FUL | Dormer extension to rear extension to provide new bathroom. | 35 Western Road Oxford Oxfordshire OX1 4LF- Approved

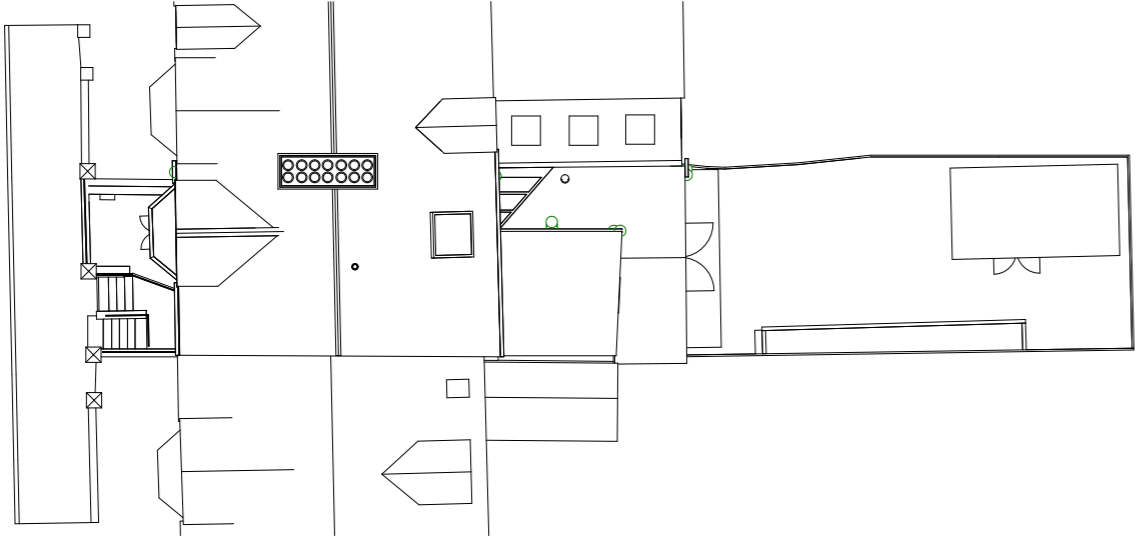
08/01872/FUL | Loft conversion involving the erection of two rear dormer windows with cat slide lead roof. | 11 Western Road Oxford Oxfordshire OX1 4LF - Approved

08/00441/FUL | Erection of second floor rear extension. | 5 Western Road Oxford Oxfordshire OX1 4LF- Approved

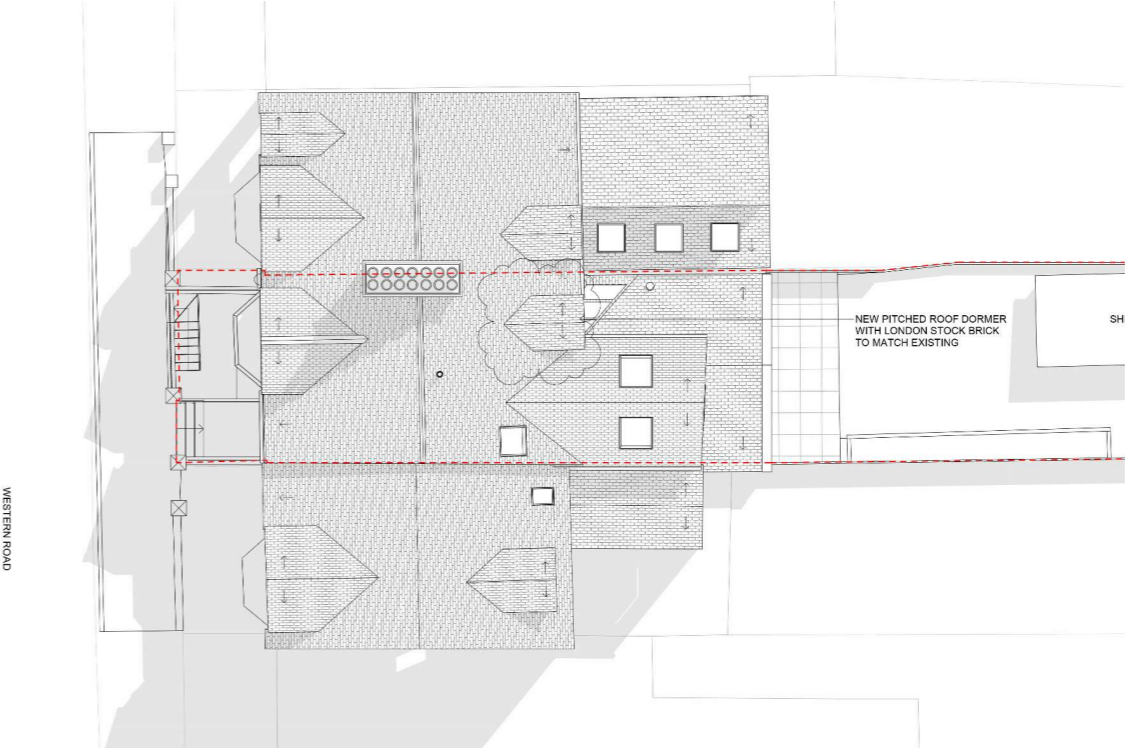


Existing Front View

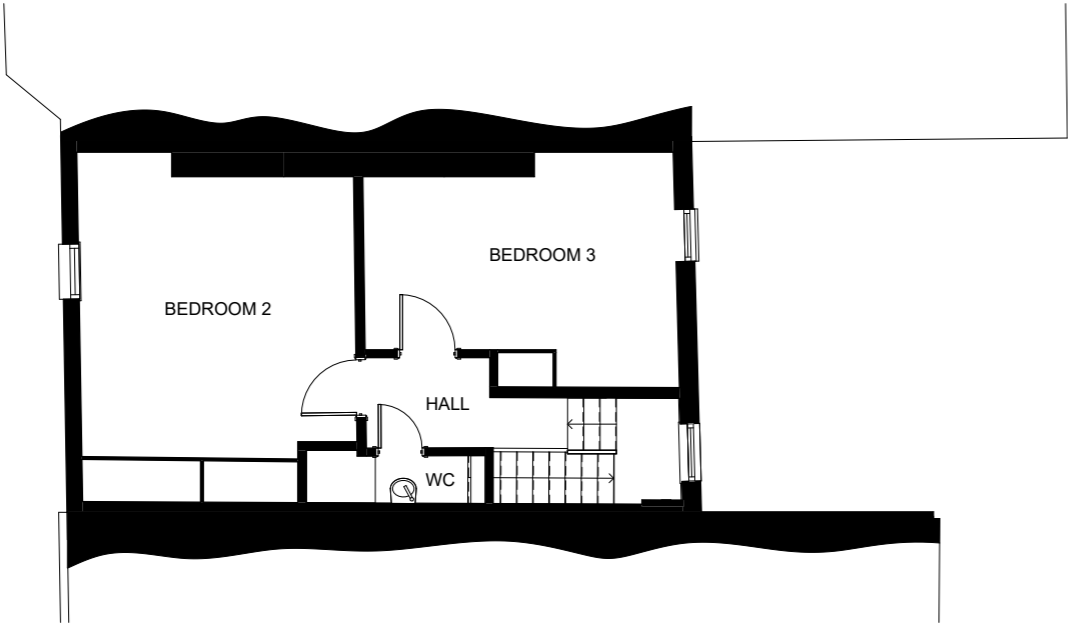
Design Development Existing and Proposed



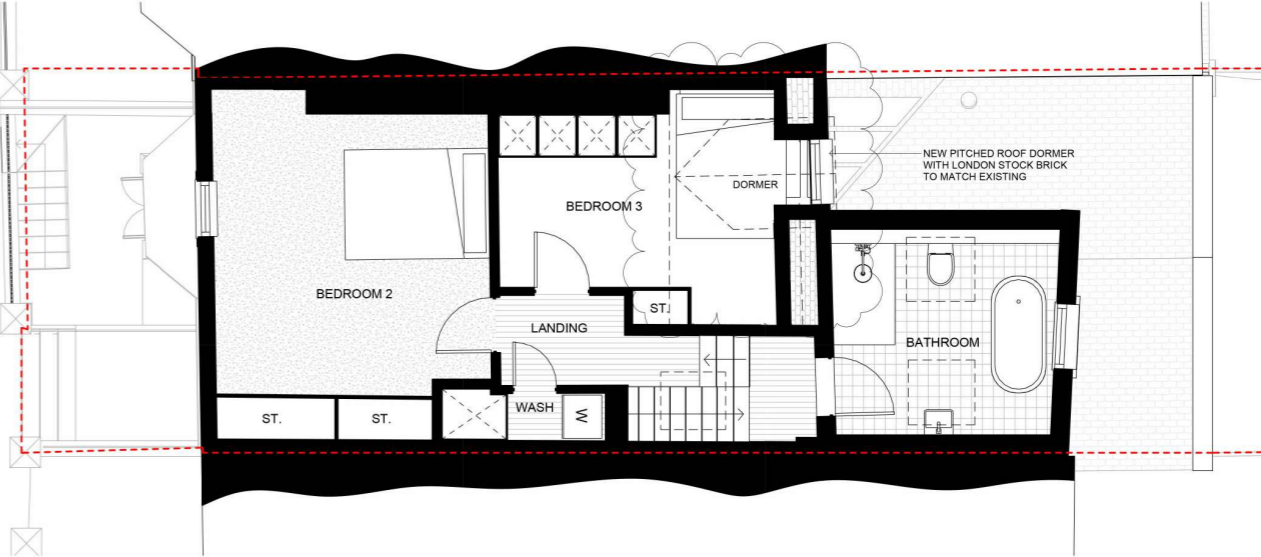
Existing Site Plan



Proposed Site Plan



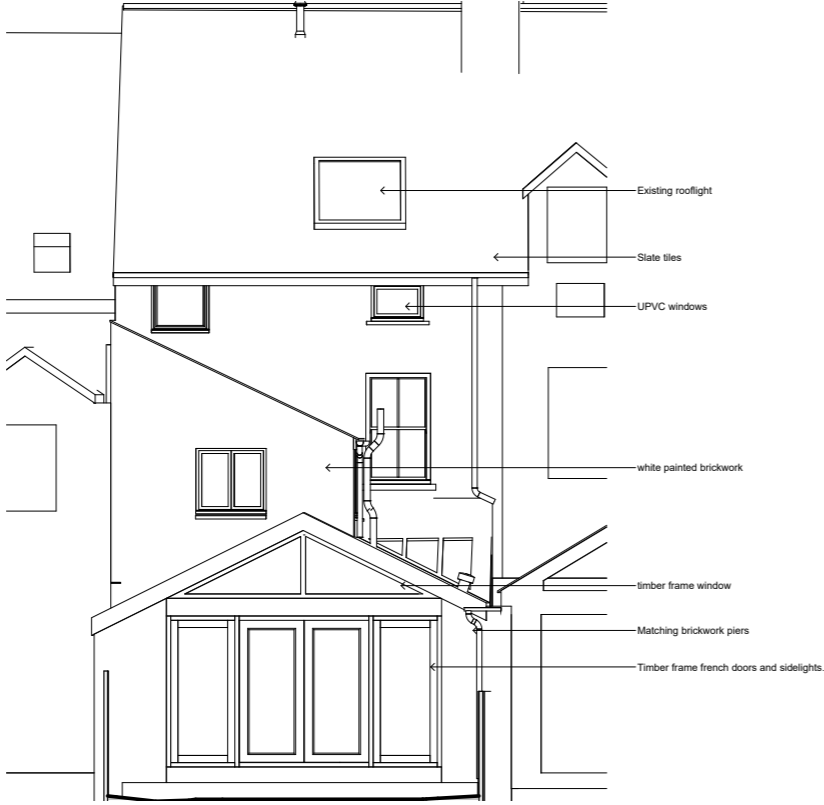
Existing Second Floor Plan



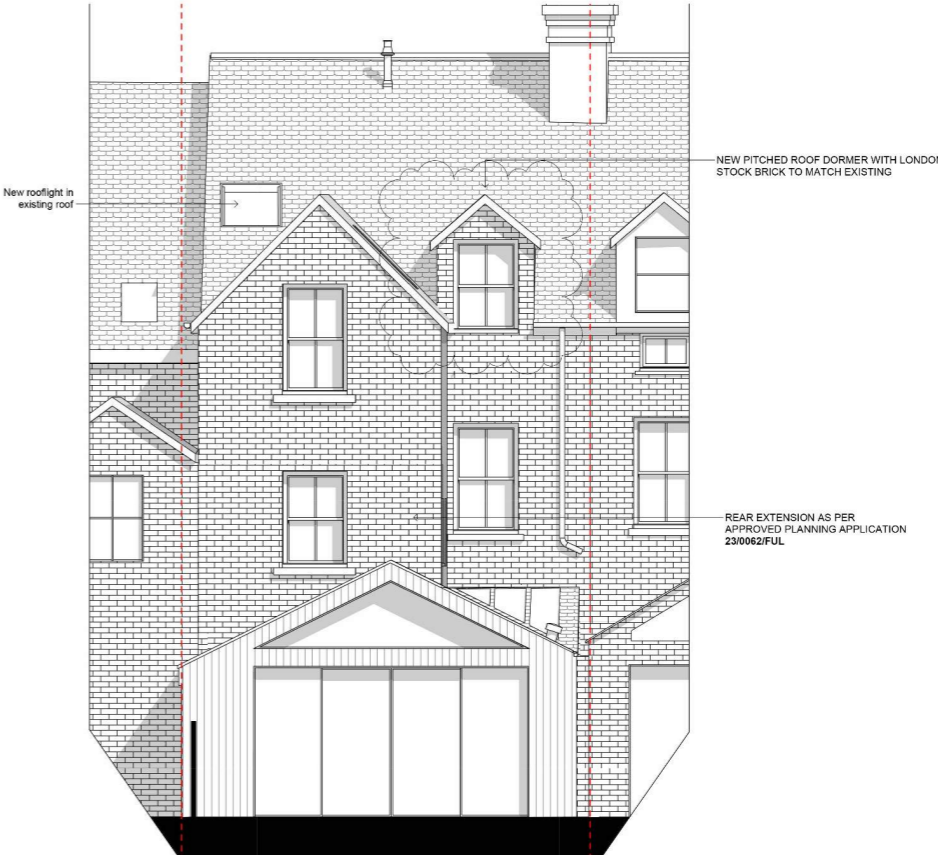
Proposed Second Floor Plan

Design Development

Existing and Proposed



Existing Rear Elevation

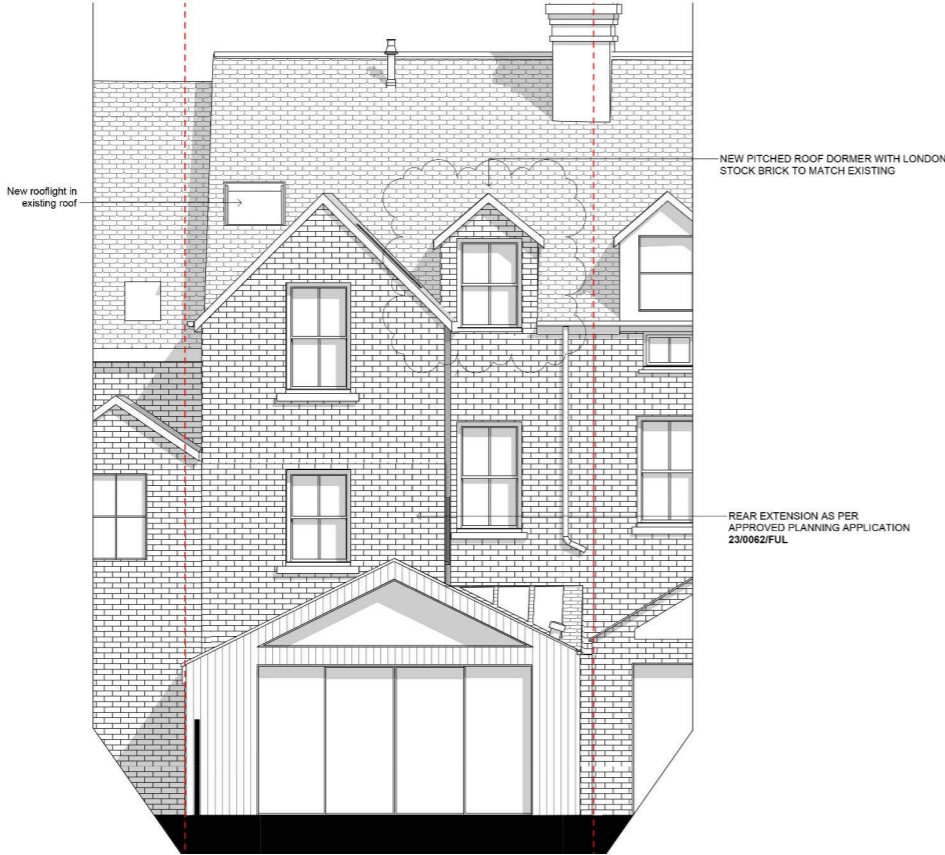


Proposed Rear Extension

Design Development

Design Rationale

The proposals follow on from the approval of previous application 23/00662/FUL. The addition of the dormer gives some more usable space within the second floor bedroom and ties in with other similar dormers on the street.



Proposed Rear Elevation

Design Development

Scale

The proposals seek only to extend with similar dormer addition at second floor level as seen at Nos. 30 and 32.



Design Development

Impact on the Surrounding Area

The proposed dormer will be constructed with a duo pitched roof to match others in the street. The pitch will run in line with the neighbours current roofline and will not protrude further than existing so will have no overbearing presence.

Daylight

There will be no tunnelling effect on views nor shadowing or blocking of sunlight from the neighbouring windows.

Flood Zone

The site is shown to fall in Flood Zone 3 (area of high risk).

- The development is not increasing the size of the plot on the ground.
- There is no increase in risk of flooding because there is no change of use of development.
- The river is 87m away so the extension will not restrict flow.

5 Materials

The palette of materials is both high quality and traditional in appearance; they were chosen to last and look good in years to come. Matching London stock brick will continue into the front face of the dormer while the roof will have spate to match existing.



8 Conclusion

The proposed scheme consists of a high-quality design which supports the character of the area and is sensitively designed to consider the privacy and amenity of neighbouring residential properties by keeping the extension to an absolute minimum.

The proposed dormer extension respects the established character of the surrounding area and is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design.



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