

STUDIO GRIEVESON

Design and Access
Statement for
55 Chalfont Road

0025-SG-RP-A-830001

16.04.2024 P02

Introduction

This Design and Access Statement is prepared in support of a Householder Planning Application for proposed works at 55 Chalfont Road, Oxford.

The works proposed are:

Demolition of the existing rear ground floor dormer, side bay window and side porch. Erection of a single storey rear extension, enlargement of the existing ground floor dormer and side porch. Installation of a pergolas to ground floor rear windows and doors. Installation of 1 no. roof light.

Site Description

55 Chalfont Road is a semi-detached two storey Victorian house with accommodation in the roof space and a single-storey bay window to the front. It is predominantly constructed from red brick, with stone detailing and terracotta roof tiles. The property is set back from the street behind a front garden, which is occupied by areas of hardstanding and planting and bounded by a low garden wall.

The property is typical of the era and forms part of the distinctive character of the North Oxford Suburb Conservation Area but is not listed.

The property has been adapted and extended several times over the years. In the 1970's a bay window was added to the side elevation, a pitched roof dormer window was added to rear ground floor lean to and a porch was added to the side elevation. In 1998 a loft conversion was carried out which included the addition of 2 dormer windows and a number of roof lights. The property also has solar panels to the rear roof slope, added in 2019.

Relevant Site History

98/00718/NFH - *Dormer windows on side and rear elevations (Amended Plans). PER 3rd July 1998.*

98/00906/CAT - *Fell 4 conifers in the North Oxford Victorian Suburb Conservation Area. RNO 15th July 1998.*

98/01707/P - *Roof light on side elevation. PNR 22nd October 1998.*

15/00602/PDC - *PERMITTED DEVELOPMENT CHECK - Insertion of Velux window into the south facing pitch of roof. PRQ 25th February 2015.*

15/00847/FUL - *Insertion of 1 no. side rooflight. PER 11th May 2015.*

18/02366/CAT - *Fell 1no. Blue Cypress, 1no. Laburnum in the North Oxford Victorian Suburb Conservation Area.. RNO 4th October 2018.*

Proposal

The proposed rear infill extension would have a depth and width of 2.3 metres and would be finished under a flat roof with a parapet height of 3.3 metres above external ground level. The height of the extension would be defined by the height of the existing internal ceiling level. The extension would be constructed in limestone brick to match existing limestone detailing of the house, and glazing would be slim framed aluminium windows and doors. Stone bricks are significantly more eco-friendly, they are 86% less carbon intensive to manufacture than standard clay bricks. The extension would have a pergola feature above the glazing, which would reduce the impact of solar gain on the southwestern elevation.

It is proposed that the existing ground floor rear dormer would be enlarged in width on either side to the full width of the rear lean to with a parapet height of 2.8 metres above external ground level. The height of the dormer would be defined by the height of the existing internal ceiling level. The dormer would be constructed in limestone brick to match existing limestone detailing of the house, and glazing would be slim framed aluminium doors. The walls of the dormer would be tapered to reduce the visual massing. The dormer would have a pergola feature above the glazing, which would reduce the impact of solar gain on the southwestern elevation.

The proposed enlargement and enclosure of the side porch would be to a depth of 4.7 metres and the width of the existing side passage. The height of the side porch would be defined by the clearance required for the existing door. The side porch would be constructed with a pitched tiled roof with a conservation style rooflight and timber doors to match existing house.

Additionally, it is proposed to insert a new rooflight in the side roof slope towards the front of the property. This would be a conservation style rooflight and be above internal eye level. This rooflight is subject to a previously approved, but now lapsed planning application, 15/00847/FUL.

All three proposed interventions would pass 45/25-degree access to light test, as outlined in Policy H14. Therefore, the extensions would not impinge on the daylight received at either neighbouring property. Proposed glazing is concentrated to the rear elevation and would therefore not provide direct views into neighbouring properties. The proposed glazing to the side elevation is above internal eye level.

Pre application advice

Pre application advice was sought in December 2023, reference 23/02840/PAC. A meeting took place in January 2024.

The proposed rear infill extension and enlargement of the rear dormer was considered acceptable in both design terms and impact on neighbouring amenity.

There was no objection in principle to the proposed enlargement and enclosure of the side porch, but it was noted that the proposed contemporary timber clad design would be unlikely to be deemed acceptable. It is on this basis that the design has been revised to a more traditional style, similar to other side porches seen on the road, with particular reference paid to the porch of 5 Chalfont Road.

Use

The existing use class is C3(a). This will not change.

Access

There is no change proposed to the access or parking for the property.

Trees

There are two mature trees within the property boundary, The proposals do not include the removal of either of the trees at the property. Due to the distance of the proposals from the existing trees, they will not be affected from the proposals.

Flooding and Surface Water Drainage

The application site is located in Flood Zone 1 and is not considered to be at significant risk of flooding from any sources.

Ecology

The proposed development would only involve minor changes to the existing roof structure at ground floor level, therefore it is unlikely that bats will be affected by the proposal.