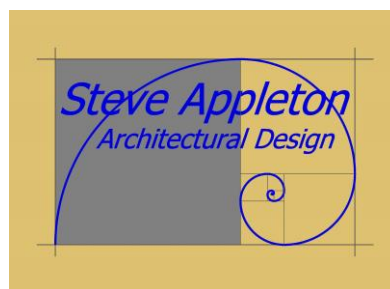


Design & Access Statement

5 Chester Street
Oxford
OX4 1SL
for
Mr T. Beaver



April 2024

Site location & context

The property is a two-storey terraced house located to the south of Chester Street. The property is located south-east of Oxford city centre off the Iffley Road. The property is set back from the road with a small front courtyard and benefits from an existing two storey rear projection and a single storey rear extension along the boundary with no.7 Chester Street.

This mid terrace buff brick faced house, with red brick detailing & slate covered roofs, were built in the late 19th century.

My client has recently purchased the property & works to convert the loft space, under Permitted Development, are currently in progress.

My client now wishes to gain planning approval for a new side extension at the rear together with the refurbishment & re-roofing of the existing single storey rear lean-to roofed extension, as shown on the submitted drawings.



Photo 1: Front (north) elevation facing onto Chester Street. Photo 2: Rear (south) elevation.

Design Concept & Materials

The brief for the extension & renovation project was to create space for a comfortable family home while restoring & complimenting the original features of the house.

The proposed extension has been designed as a wrap-around to the existing two storey projection, with an asymmetric pitched roof design reducing the eaves height along the boundary with no.3 Chester Street, in-keeping with the character of the property, and enabling the traditional L-shaped plan form of the property still to be read.

The proposal would extend no further than the existing rear extension to the property and would remain subservient in its projection in comparison to other extensions in the host terrace.

The proposed exterior materials would be buff brickwork and blue slate to match the host property forming an appropriate visual relationship with the surrounding area. The windows are proposed to white timber sash with French doors out to the garden. Timber sash windows are also proposed to replace existing windows in restored openings to the rear of the property.

The proposed development would not be visible to the streetscene and presents a subservient addition, enabling a more modern open plan floor plan with a modest increase to the footprint of the property, using an area of the garden that is primarily used for access and storage.

The planning officer's conclusions as stated in the pre-application response letter dated 21st March 2024 is as follows:-

"The proposal would create a subservient extension, that although extends 6.5m along the boundary with No.3 Chester Street it is in proportion with the overall footprint of the property in scale and size. The low eaves along the boundary negates impact on the neighbouring property in terms of outlook, loss of light and over bearing impact. The asymmetrical form of the roof is modern in appearance, however traditional materials that are proposed would mean in remains in-keeping with the property."

Flood Risk

The property does not lie within a flood risk zone.

Daylight & Sunlight

Please refer to the separate Daylight & Sunlight Assessment & the drawings.

Sustainability

The proposed extension & alterations to the property offer opportunities to consider issues of sustainability & the careful use of resources as follows:-

- Materials for construction will be from sustainable, renewable sources wherever possible, for example timber for both external & interior elements where used in the new construction.
- Attention will be paid to the insulation of the new extension in addition to the requirements under the Building Regulations, to ensure that heat is conserved within the building.
- Overall the energy efficiency of the extended & refurbished property will be improved greatly.
