

**STUDIO
HALLETT
IKE**

41 Lake Street OX1 4RW

**Pre Planning Application - Design Statement
February 2023**

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1.0 Introduction

This Planning, Design and Access Statement has been prepared by Studio Hallett Ike on behalf of the applicants, who are the homeowners of the 41 Lake Street. This proposal set out the applicants aims to refurbish and extend the existing property.

The intent of this project is to create a much needed additional space for use as a family sized dwelling, to dramatically improve the way of life for the applicants as a growing family.

The intent of this project is to revitalise and restore a unique local heritage asset. Without much needed intervention the already decaying property would soon become unsustainable and potentially beyond repair. The proposed works to extend the property and the addition of outbuildings are needed to breath new life into this large overgrown site so that it is brought up to modern day expected standards of living.

We will do this by creating a high quality design that enhances the existing property and local context, whilst respecting the nature of the existing house.

This statement should not be read as a standalone document and should be read in conjunction with all other documents and drawings attached to this application.

This statement sets out the proposals in the context of the relevant National and Local Planning Policy. This statement will explain and consider issues relating to the design and impact of the proposal as well as the local amenity and neighbouring properties.

2.0 Site and Surroundings



41 Lake Street is located within the New Hinksey area of Oxford. The property is located near the South edge of Hinksey park and overlooks Hinskey lake. The West boundary follows the historic railway track that led to a railway station South-West of Folly Bridge (1844).

The property is currently a detached single 2 storey early Victorian house, however the site has previously accommodated two dwellings. The house sits within its own large grounds separated from its neighbours by a continuous patchwork of brick and stone walls in a varying state of decline. The site is particularly overgrown and has been derelict for some period of time. The site features a derelict outbuilding and the remnants of what was a previous secondary dwelling.

41 Lake Street is not a nationally listed building, however it has recently been locally listed. The reasons surrounding its local listed status are due to its distinctiveness within the New Hinksey area as opposed to any specific / special architectural detail of merit. The site currently has 3 access points, 2 of these access points are on Lake Street and one is situated on Vicarage Lane.

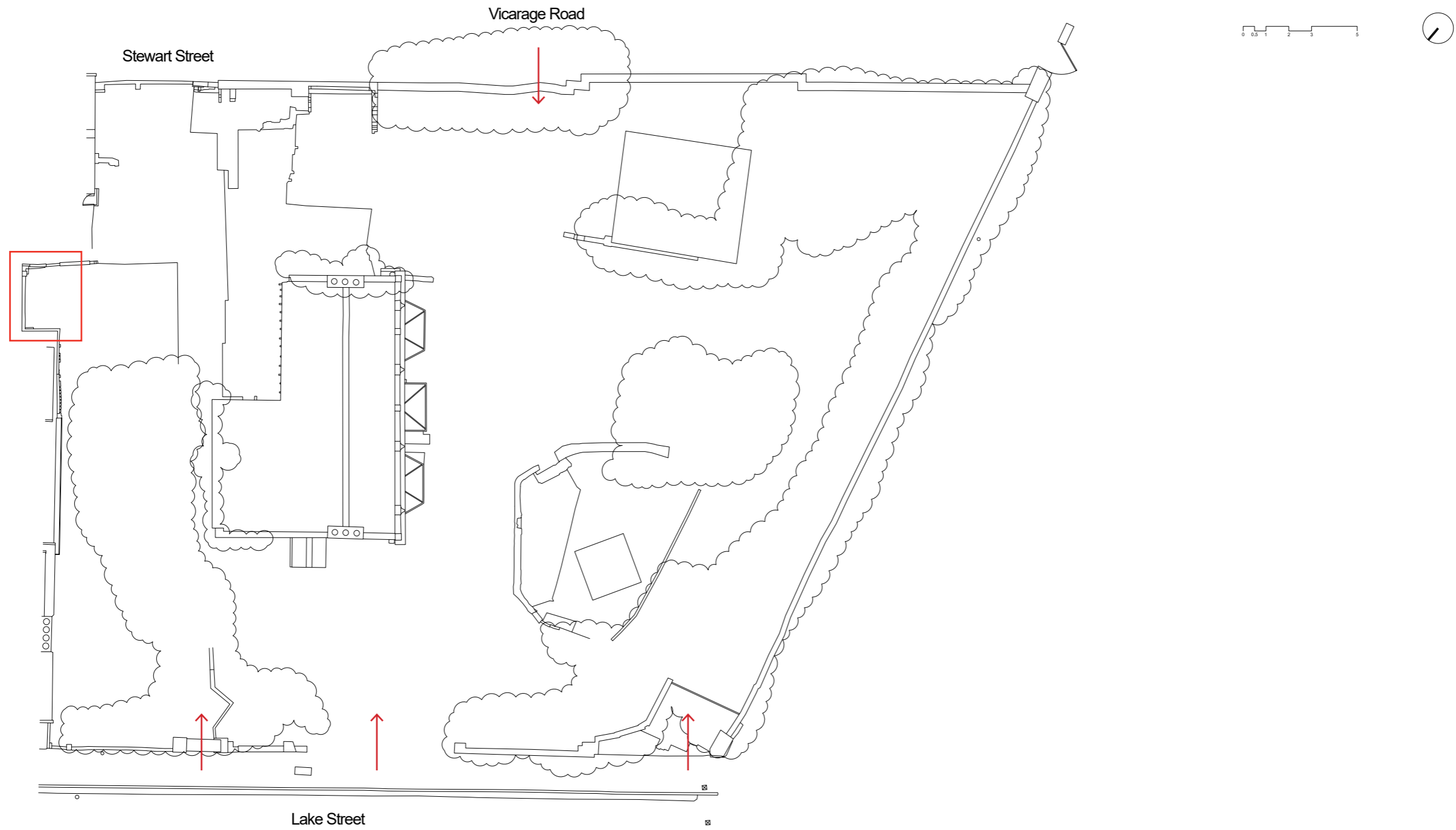
The immediate local area is primarily residential, but there is a doctors surgery, swimming facilities and primary school along Lake Street.

The property has been left fall into a desperate state of dilapidation over recent years. Planning records indicate how the property was extended to the South at both ground and first floors (1974) then subsequently split into two dwellings (1986) The addition of a dental surgery integrated into the ground floor that then also ceased to operate in 2012. The south east flank of the existing building has been altered over the years to incorporate a spiral staircase (76/00961/A_H 1977).

41 Lake Street It is a unique property within New Hinksey, with no other properties bearing the same setting, appearance and massing. Due to the unique nature of 41 Lake Street a unique development is proposed.

The property is in flood zone 3.

2.1 Existing Layout - Site Plan



- Current site feels very large for house
- Very exposed to surrounding foot paths
- Multi access points onto land feels confused (indicated with arrows)
- Need for balance and grounding across site
- Site is overgrown with vegetation including Japanese Knotweed
- Derelict out building needs removing.
- Site boundary in the south east corner jumps out into garden on no.3 Stewart street (indicated red box)

2.2 Existing Site Photos

Views From Lake Street



[1] View from Lake Street - Site boundary abuts 40B Lake Street



[2] View from lake Street - overgrown vegetation covers an existing pedestrian entrance - mismatch of different bricks, concrete breeze blocks and stone have been used as patchwork repairs over the years.



[3] View from the end corner of Lake Street looking back towards the house. Overgrown vegetation covers and existing carriage entrance.



[4] Existing Stone column at the end of Lake street - In need of repair

2.2 Existing Site Photos

Views From Front Garden



[1] Derelict outbuilding located in the front garden - Also visible is the neighbours First floor windows that overlooks the front garden of 41 Lake Street



[2] Derelict outbuilding - Very overgrown



[3] Roof collapse within the outbuilding



[4] View from public footpath of overgrown derelict outbuilding

2.2 Existing Site Photos

Views From Public Foot / Cycling Path



[1] View of dwelling from public footpath - level difference between the street and the front garden means that anyone in the garden is very exposed to the path. Important to note, only the ridge of the pitched slate roof is visible from the foot path due to the height of the existing parapet



[2] View along public footpath shows concrete posts recessed into the stone wall



[3] View along public footpath towards lake street



[4] View from the front garden shows overgrown nature of existing site. Visible in the back ground is the doctors surgery - unsympathetic design for the context of the area.

2.2 Existing Site Photos

Views From Vicarage Road



[1] View from the top of Vicarage road looking towards 41 Lake Street - street scene completely blocked by parasitic tree that has grown into the existing stone wall and significantly blocks light coming into the site.



[2] Existing vehicular access to 41 Lake street from Vicarage road, currently obscured by parasitic tree.



[3] View of parasitic tree from the 41 Lake street side of the boundary wall. Roots are set into the foundation of the wall.



[4] View from Vicarage road into Stewart Street - The patchwork of brick, stone and then a later addition of brick can be seen.

2.2 Existing Site Photos

Views From Stewart Street



[1] View of Stewart street from Vicarage Road- patch work of ad hoc brick additions and junction between brick and stone



[2] View of No. 15 Vicarage road indicating window positions that need to be considered



[3] View of Stewart street towards Vicarage Road- patch work of ad hoc brick additions and junction between brick and stone



[4] View of 41 Lake street through overgrown vegetation.

2.2 Existing Site Photos

Views of House - Rear Garden



[1] View to rear garden, historically a 2 story extension was situated here. The extension had fallen into a dangerous state of disrepair and subsequently had to be removed for the safety of the site. The concrete slab of the extension is still visible. The block work wall is a section of land owned by 41 Lake Street that is intended to be given to no.3 Stewart street.



[2] No.3 Stewart Street - No high level windows on gable end or on the flank elevation. More information on the low level window is provided in section 6.1



[3] Overgrown rear garden and rear elevation. The plant in the foreground is Japanese Knotweed. Refer to section 2.3 for more information.



[4] Overgrown rear garden continues up to the boundary of Lake Street. The overgrown vegetation hides an existing pedestrian access on to the site. This mass of overgrowth conceals a significant infestation of Japanese Knotweed, refer to section 2.3 for more information.

2.2 Existing Site Photos

Views of House - External



[1] View of flank elevation from Lake Street. The section of boundary wall here is concrete blockwork which has collapsed. This boundary wall is a patchwork of red brick, concrete blockwork and stone. The existing flank facade features an unbalanced window arrangement with the addition of an unoriginal side access with unsympathetic ramp and poorly constructed porch roof.



[2] View of principal facade from front garden. Both bay windows are poor quality and have been tampered with and adjusted over the years. Vegetation has started to grown in the space behind the parapet. Note: the slate pitched roof is not visible due to the height of the parapet.

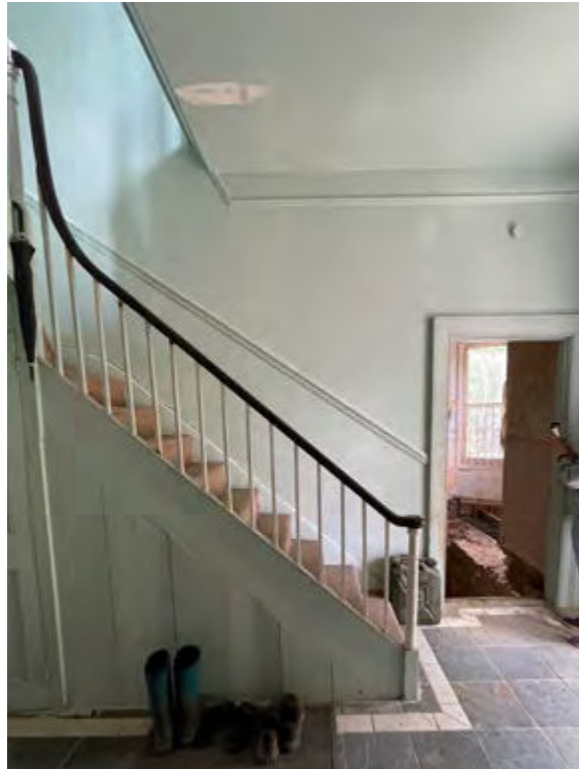


[3] South Facade shows original brick work.



[4] East facing rear facade - This is the section of the building that was altered to give access to the extensions / second dwelling on the site (refer to section 4.0). Situated in this area was a spiral staircase. This section of the building was unsafe / derelict and had fallen into disrepair that required its removal.

2.2 Existing Site Photos
Views of House - Internal Ground Floor



[1] Entrance hall and staircase



[2] Reception room 1

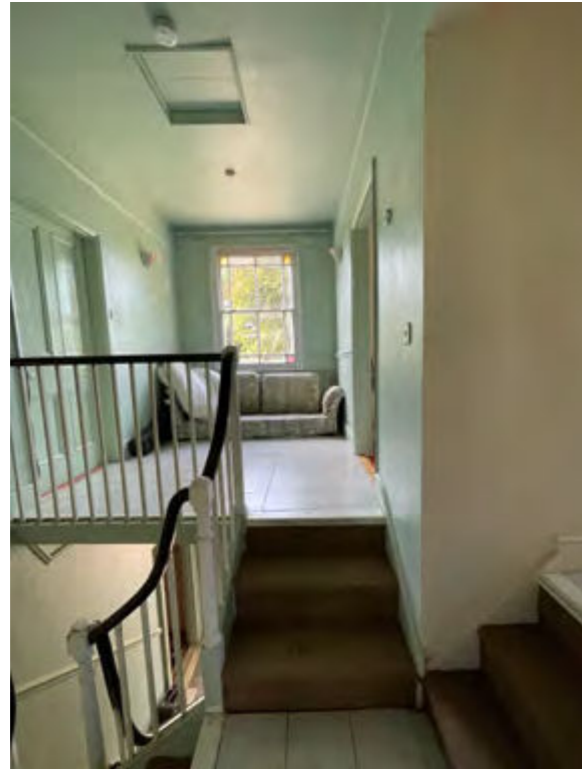


[3] Reception room 2



[4] Rear Kitchen

2.2 Existing Site Photos
Views of House - Internal First Floor



[1] Half landing leading up to first floor



[2] Rear bedroom historically converted into kitchen. Roof structure is compromised by damp and rotting timbers

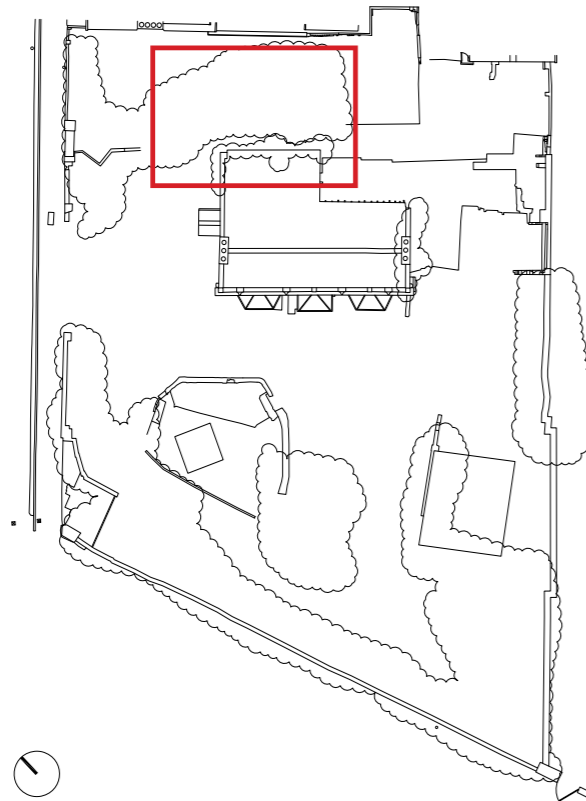


[3] Principal bedroom 1



[4] Bedroom 2

2.3 Japanese Knotweed



The rear of the property currently has a significant invasive infestation of Japanese Knotweed. The applicant bought the property without the knowledge that the Knotweed was present as the previous owner indicated on the sale that there was no Knotweed on the site.

The applicant has engaged specialists to review the site and provide the appropriate chemical treatment to help reduce the risk of spreading into neighbouring gardens. However the chemical treatment on its own may not be enough to eradicate the Knotweed permanently.

Indicated in the images is the close proximity of the Knotweed to the rear facade. From inspections undertaken around the foundations It is evidence that the Knotweed has grown into the footings of the rear of the building. This not only poses a threat to the longevity of the building but also makes eradication of the weed extremely difficult and therefore an ongoing risk for the building and its neighbours.

The best and recommended course of action offered by the specialists is to physically remove the Knotweed via excavation of the contaminated ground to an approximate depth of 2m. This would need to include the demolition of the rear facade and foundation of the property to ensure all fragments of the Knotweed roots have been eradicated. The need to remove this section of existing building fabric is disappointing, however it will improve the prospects of the building in the long-term and the safety of the neighbouring buildings. The rear facade would be rebuilt using the reclaimed brick where possible.

3.0 Parameters and Brief



The applicants main ambition is to fully refurbish and renovate the existing property breathing much need life into a prominent building that has been left to fall into a sad state of disrepair and dereliction.

The aim of the proposal is to provide an elegantly proportioned, high quality architectural intervention to the existing site, whilst being sensitive and considerate to the host dwelling, befitting of modern day standards. It is crucial that the proposal is sensitive and appropriate to its context in relation to both the host dwelling and its setting.

In order to achieve this the scheme needs to address the following:

- Internal refurbishment, and reconfiguration of some existing internal walls, to create a better flowing residential dwelling.
- Retention of key walls within the period portion of the property in order to limit intervention to the historic fabric, and remain structurally efficient.
- Address and revitalise the private external appearance of dwelling.
- Construct a new two storey extension, facing into the private garden, whilst harmonising the architectural aesthetic and remaining subservient and sympathetic to its neighbours and context.
- Construct a new single story office outbuilding within the front garden, sited in the approximate location of the existing derelict garage/storage building to support a strong working from home / life balance.
- Create a new single story workshop and gym space to reactivate the Lake street facing boundary whilst allowing the principal facade of the existing property remain the main focus when viewed from the bottom of Lake Street.
- Reinstate formal gardens and planting to the front of the property.

4.0 Planning History

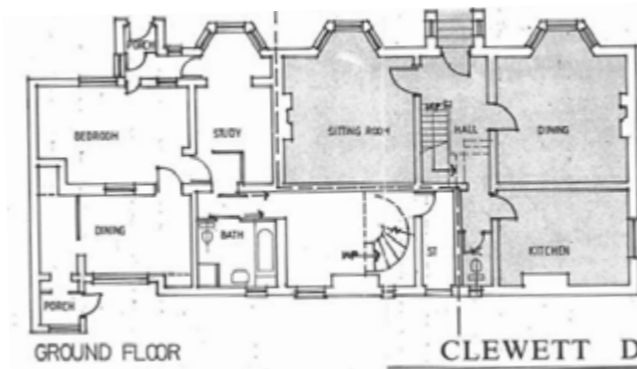
- 54/03819/A_H Erection of a private garage (approved 17/8/1954) – the approved garage would have stood immediately to the north of the house.
- 63/13104/A_H Application for a bungalow – refused
- 74/00019/A_H Erection of a garage for a private car (approved 8/2/1974). There are no plans online so we cannot say if this is as an alternative to the structure approved in 1954 (or a renewal of that permission).
- 75/00411/A_H Extension to the lounge on ground floor and first floor extension to form a bedroom (approved 12/6/1975) – the only drawing which the Council has on its website is the site layout which the applicant was required to provide upon the grant of planning permission showing boundary treatments
- 76/00961/A_H Provision of internal spiral staircase (approved 19/1/1977)
- 86/00947/NF Change of use from a dwellinghouse and annexe to two separate dwellings (approved 29/10/1986)
- 87/00195 – Grant of planning permission for use of part of ground floor as a dentist surgery
- This permission was granted by Oxford City Council, subject to a number of restrictive conditions :
 - iii) The use of the site shall be confined to 0830 – 1730 Monday to Friday and 0830 to 1300 on Saturdays only (not to open on Sundays / Bank Holidays)
 - iv) Use to be carried out only by the applicant (Alison Lockyer) so long as she is the permanent resident of the property) Dental surgery shall be occupied only by the permanent resident of 41a Lake Street.



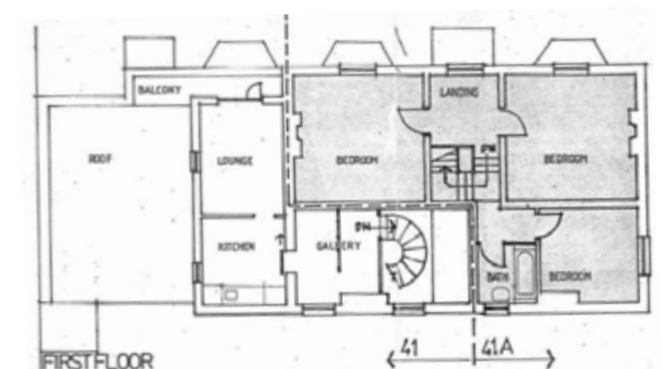
75/00411/A_H - Plan



86/00947/NF - Site Plan



75/00411/A_H - GF Plan



75/00411/A_H - FF Plan

5.0 Site Analysis
Diagram 1 - Site Parameters

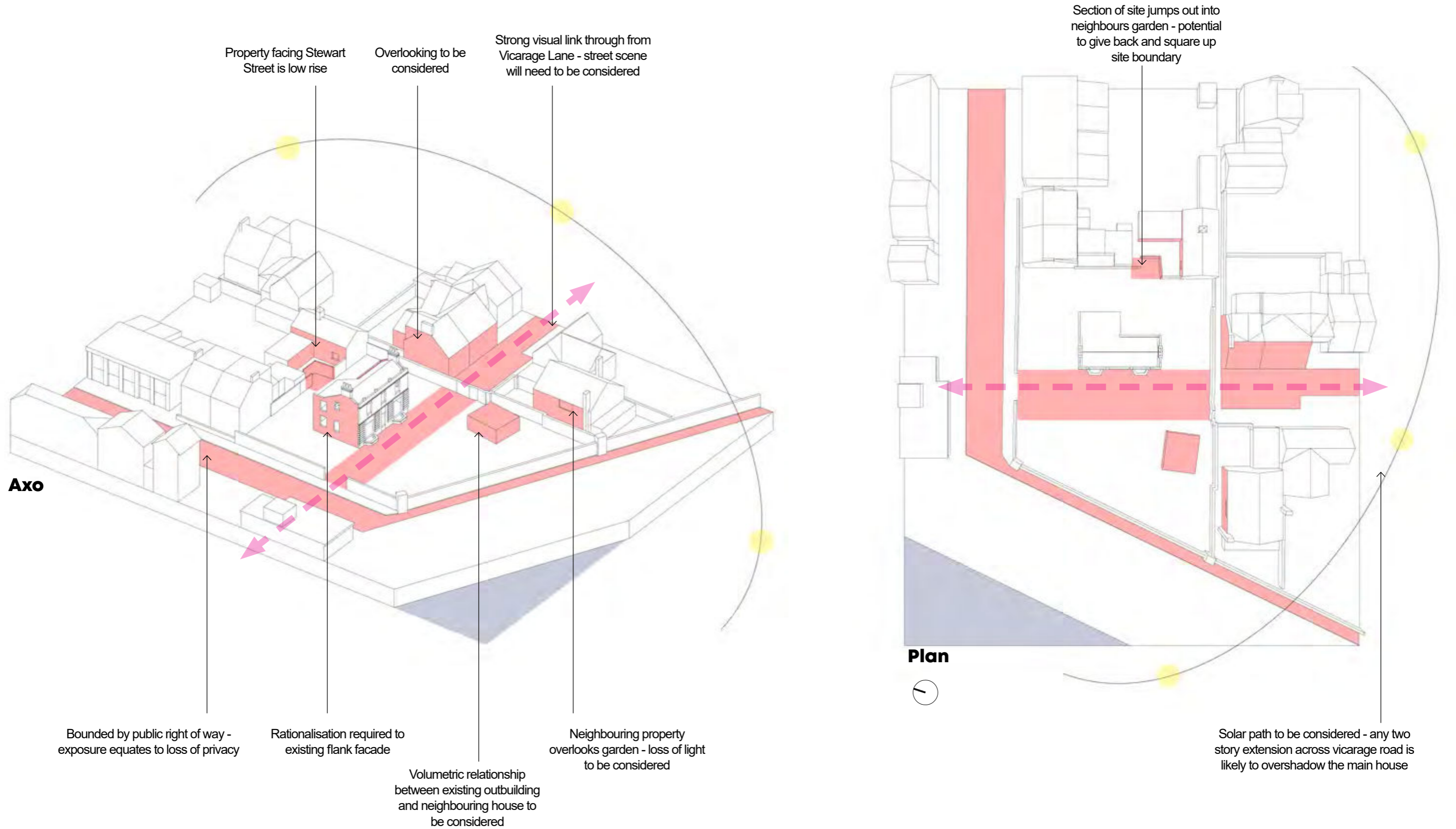


Diagram 1 looks to highlight all of the sites main parameters and constraints that will need to be addressed when forming the proposed mass of the site. Most importantly will be reducing any negative impact on neighbouring amenity and remaining sensitive to the host dwelling

5.1 Site Analysis
Diagram 2 - Opportunities

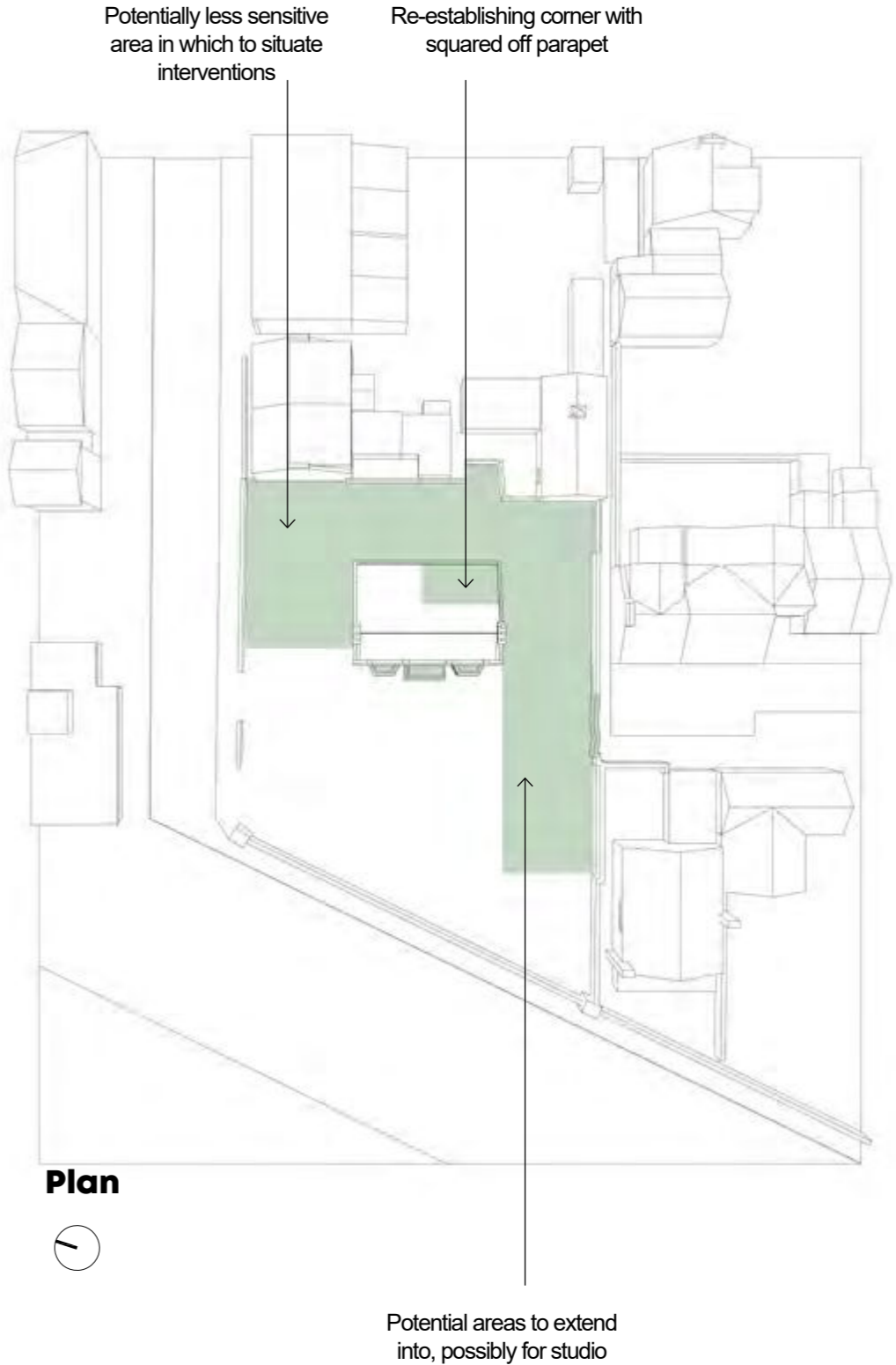
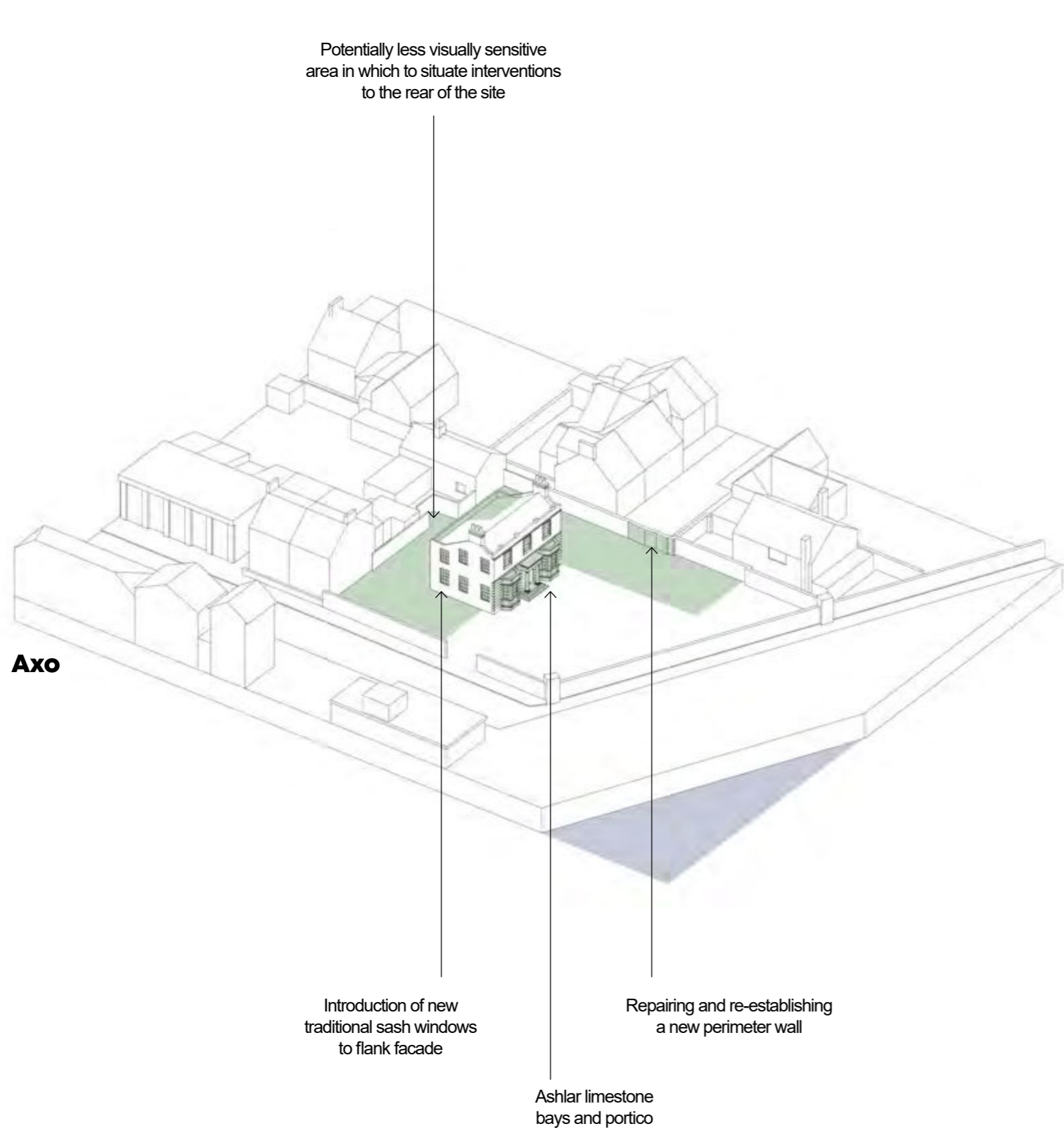


Diagram 2 highlights the opportunities of the site without regard for the constraints identified earlier. The intention is to implement the maximum potential develop-able mass and then shape and carve it to react to the constraints indicated in the first diagram. The indication is that both the North boundary along Lake Street and the South East boundary corner are potential areas for interventions. The diagram also highlights the opportunity to renew the poor quality existing bays and portico with Ashlar limestone.

5.2 Site Analysis
Diagram 3 -Basic Massing

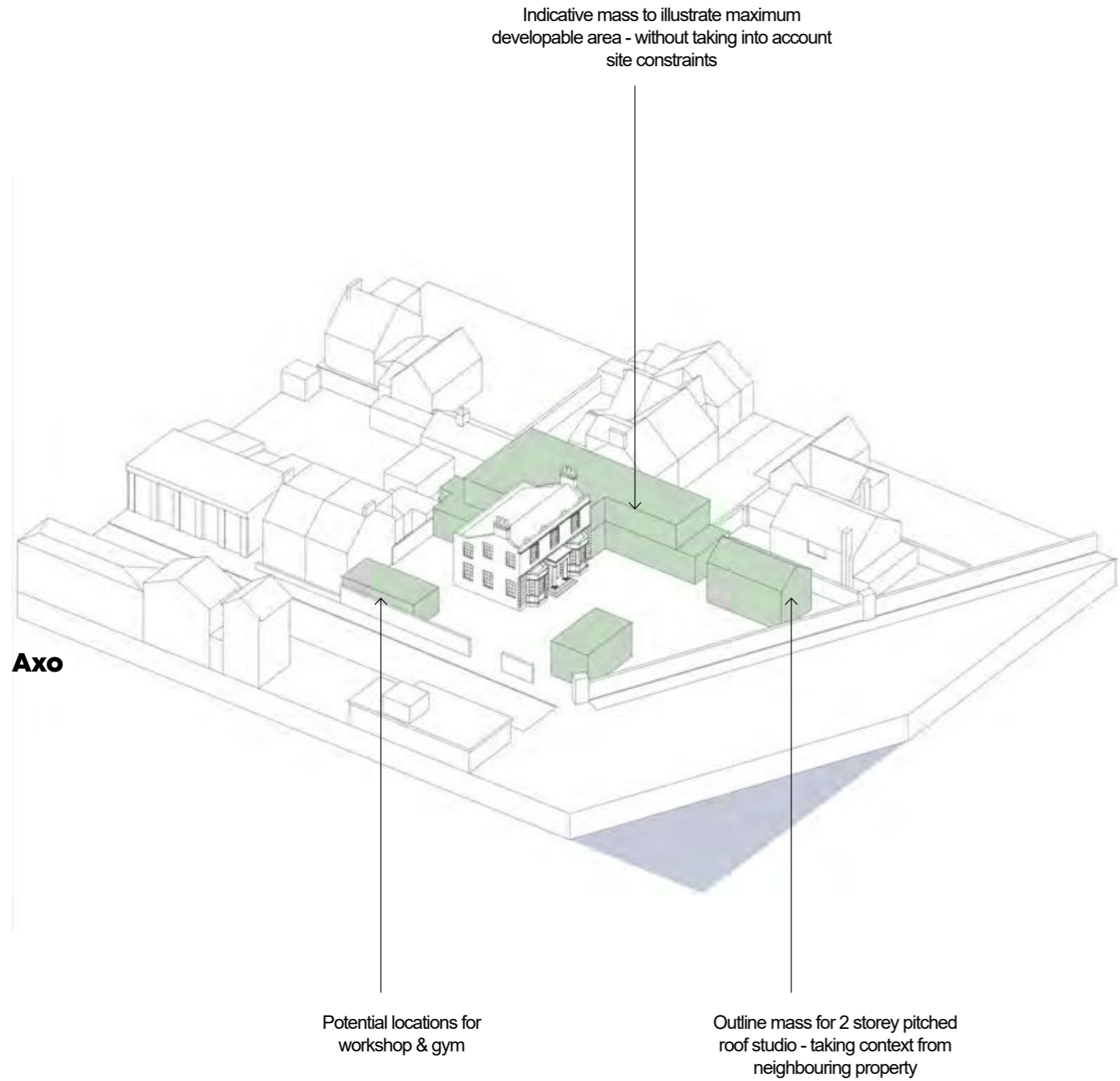
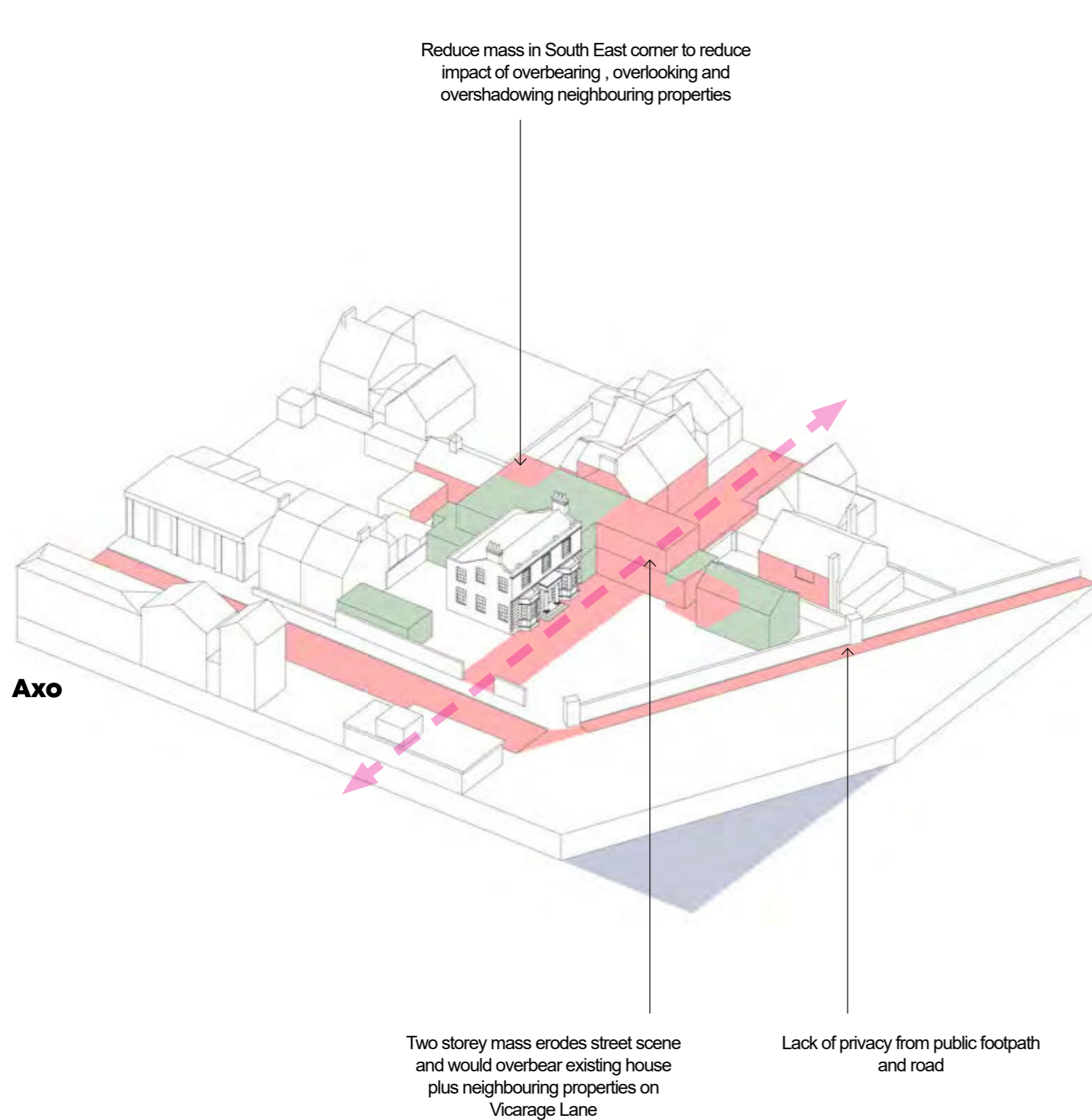


Diagram 3 is a progression on diagram 2 in that it indicates the greatest mass potential on site in 3D without regard for the site constraints. The intent being that this mass is then shaped by the constraints of the context to produce an site sensitive mass with which to work from. The mass indicates that the South East corner of the site is the most suited for an extension. The mass to the North west of the site would impede an important vista of the main house from the bottom corner of Lake Street. The North boundary to Lake Street is also an ideal location for an intervention so long as the mass is subordinate to the existing house and neighbouring dwellings.

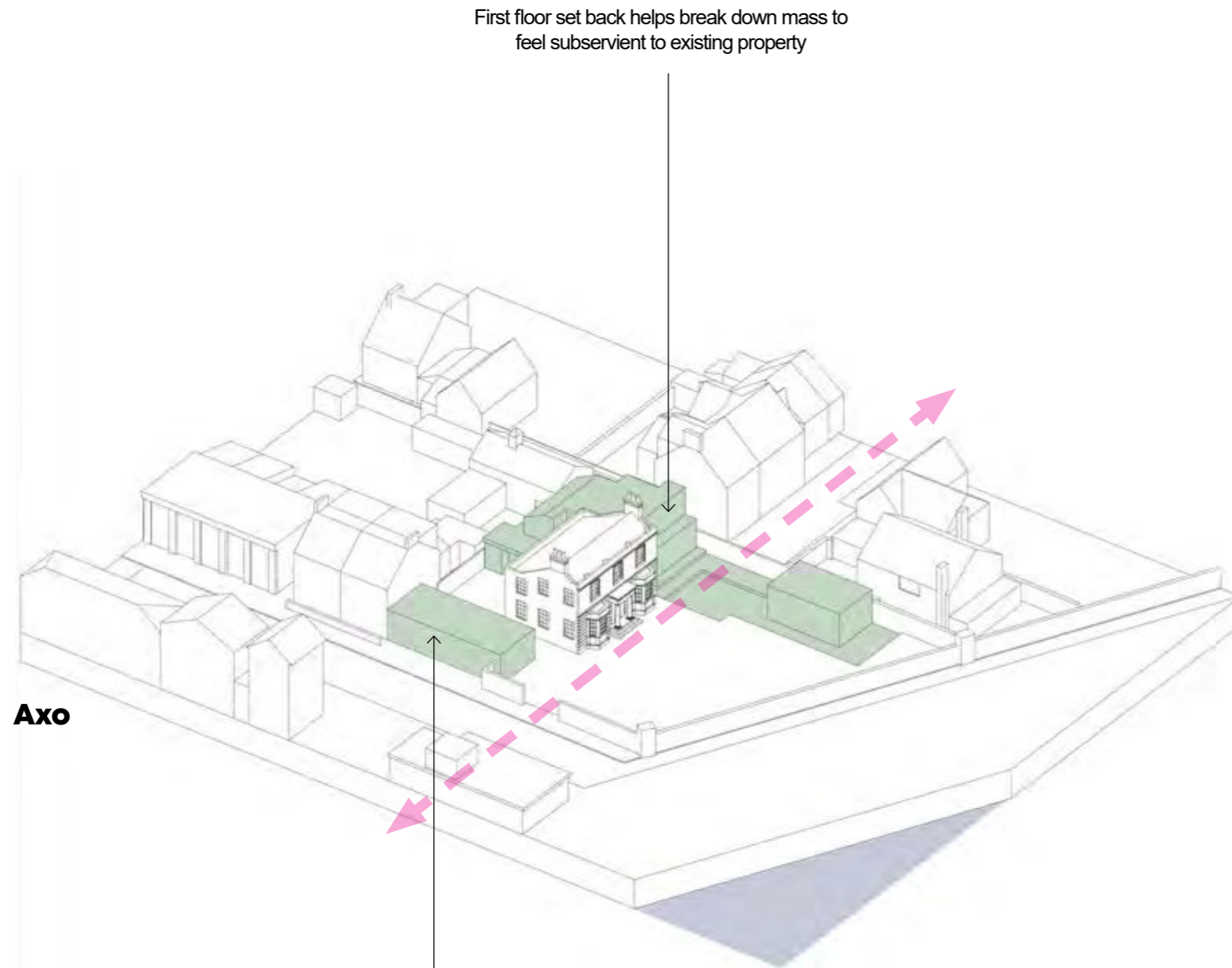
5.3 Site Analysis

Diagram 4-Overlaying Constraints



The constraints from diagram 1 have been overlaid on massing diagram 3, this immediately highlights where the mass needs to be altered, shaped and reduced to allow for a more fitting sympathetic mass. The diagram shows that the south east corner is still the most ideal location for an extension, however the mass needs to be more sympathetic to the neighbouring houses by potentially pulling back from the boundary and implementing sloping roofs. Any studio building located in the West of the site will need to be single story so as not to impose on the neighbours windows.

5.4 Site Analysis
Diagram 5-Revised Massing

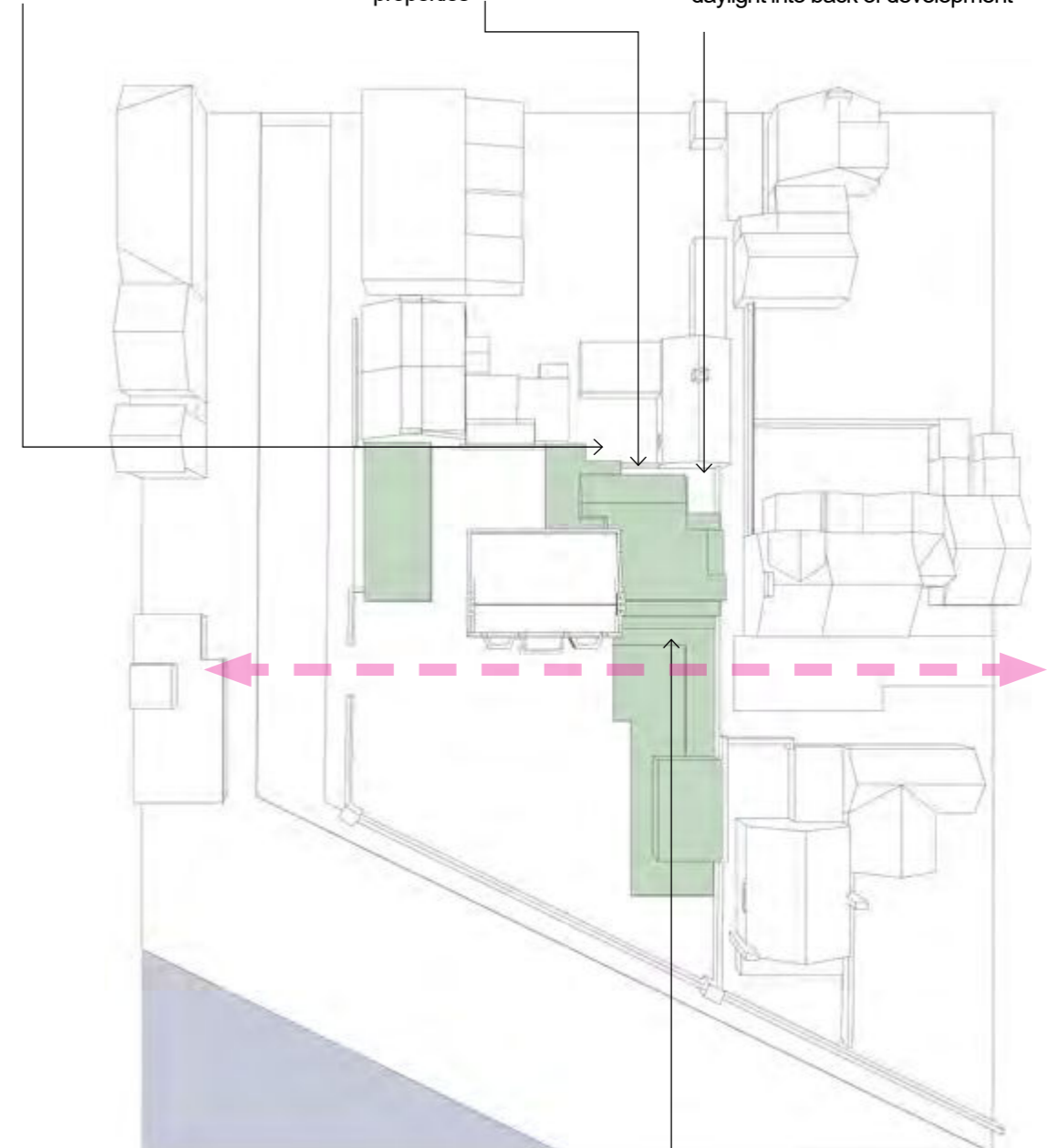


First floor set back helps break down mass to feel subservient to existing property

Axo

Potential single storey Lake street mass re-activates this part of the street scene, whilst remaining subservient to existing house

Area of land given to neighbours to square off site
 First floor stepped back with roof sloping away to respect neighbouring properties
 Courtyard created in corner of site - respects neighbouring properties and allows more daylight into back of development



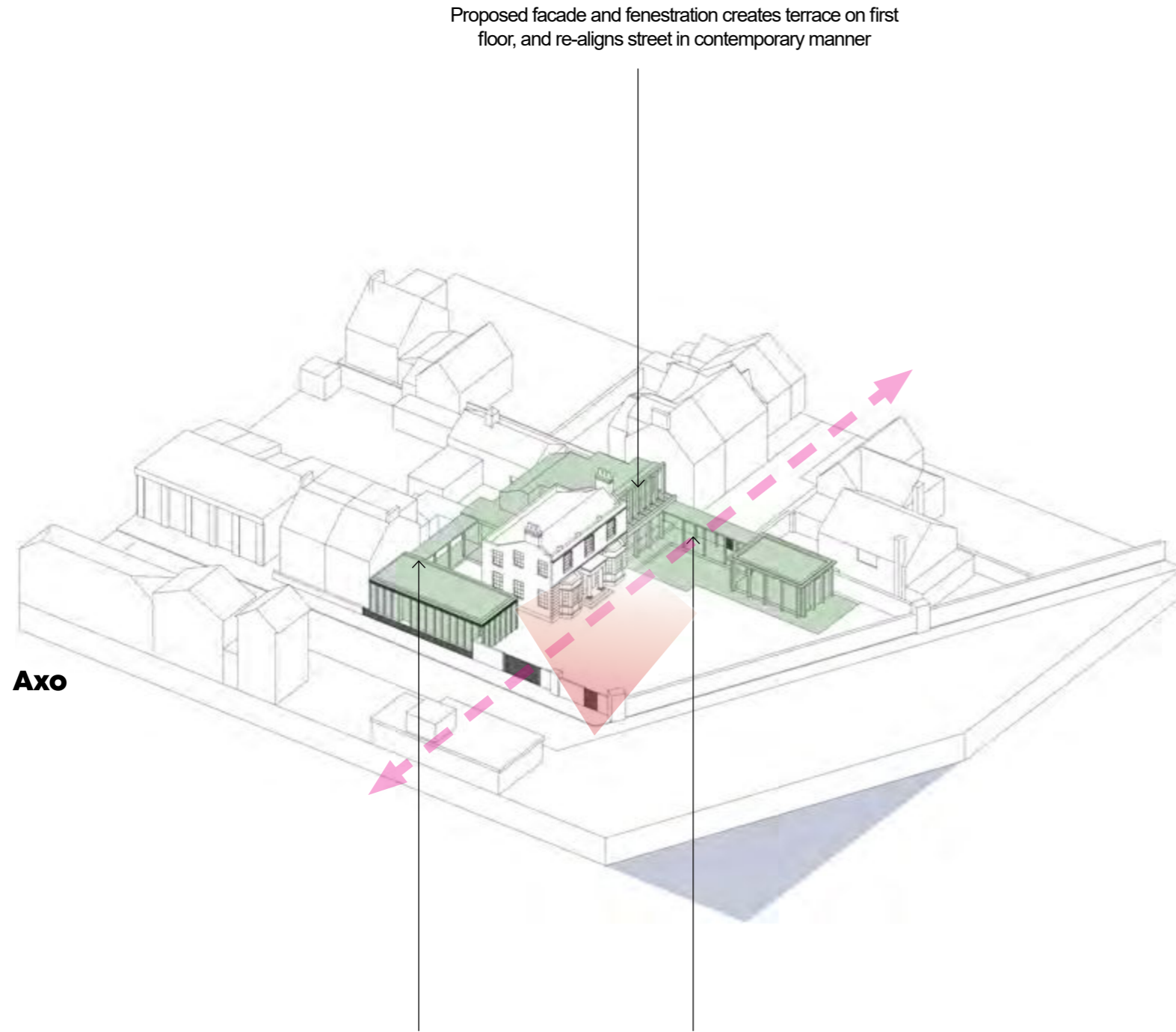
Plan



Proposed mass steps back from existing house and neighbouring properties

Diagram 5 shows how the extension reacts to the street scene by pulling back at ground floor level and further back at first floor level, allowing the extension to be read as a continuation of the existing context. The rear South East corner has integrated an external courtyard as well as pulling back from all neighbours, pitched roof have been introduced to shift the mass away from its neighbours. The single story studio extension has also been positioned so as not to block the street scene axis and remain sympathetic to its neighbouring property.

5.5 Site Analysis
Diagram 6-Site Wide Connections

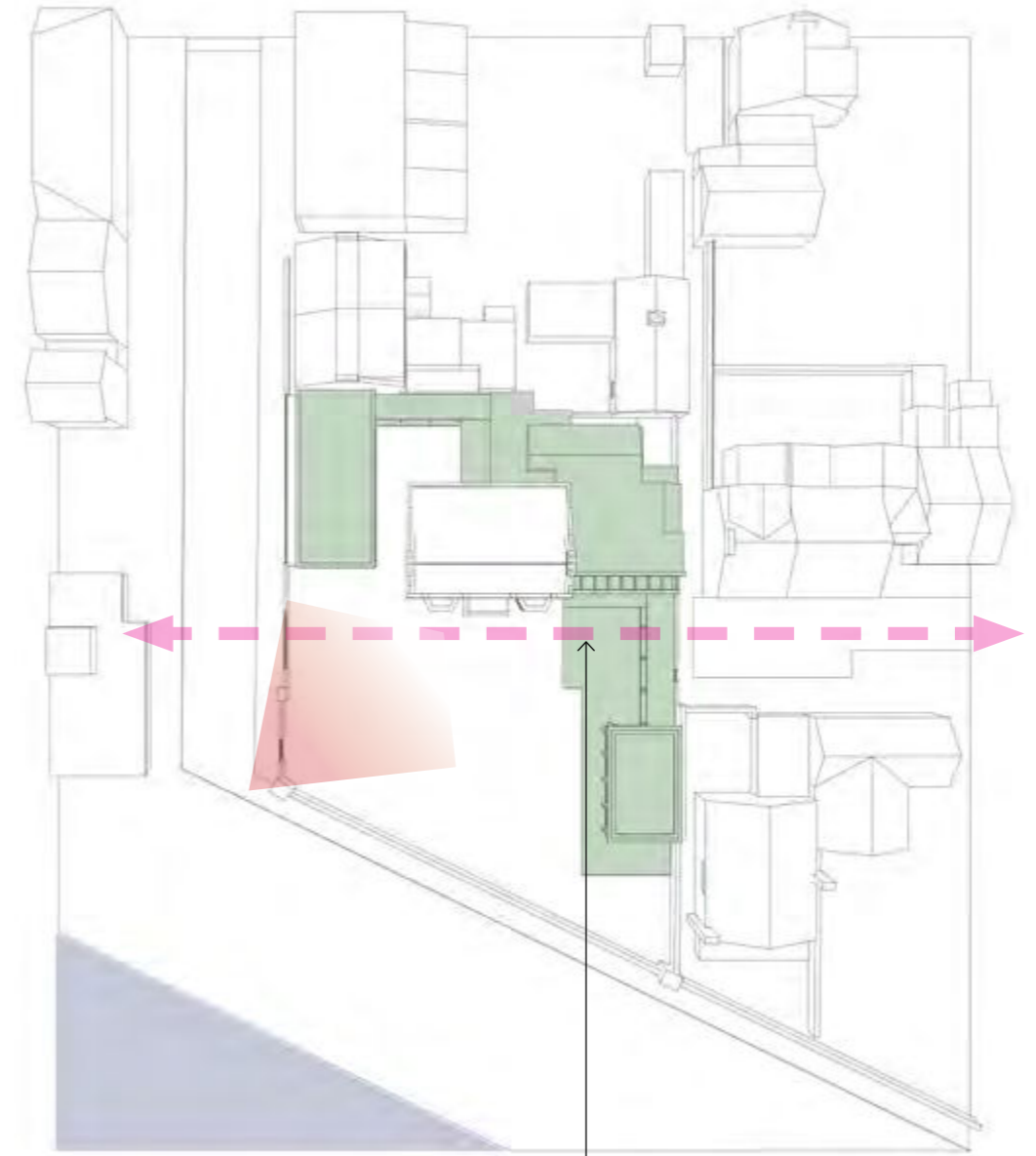


Proposed facade and fenestration creates terrace on first floor, and re-aligns street in contemporary manner

Axo

Introduction of external covered colonnade helps balance site between extension and Workshop, whilst remaining subservient to host dwelling

Introduction of external covered colonnade between extension and Studio



Plan



Private courtyard created - creates area of enclosure without impacting negatively on street scene

Diagram 6 expresses lightweight external colonnades that have been implemented to intrinsically link and unify the site whilst still allowing the existing house to remain the main focus from the corner of Lake Street as originally intended (indicated in red). Given the size of the total site, its history and the analysis diagrams, the proposed mass allows the applicant to develop the site in a manner in line with their needs without detracting from the existing house and remain the main point of focus on the site.

6.0 Design Development and Justification

As existing, the house has considerable potential with impressive proportions. However the house has been left to become dilapidated and un-inhabitable. There is no working kitchen or W.C. on the ground floor which makes the building currently unfit for purpose.

This proposal seeks to retain the proportions of the original principal reception rooms to create a new library and living room. A new smaller butlers pantry type kitchen will be created to the rear of the main house with W.C. and utility. The interventions to the existing house seek to breath new life into the property whilst remaining sympathetic to the history, character and proportions of the space.

At first floor the intention is to create 3 double bedrooms with ensembles. The proposed layout is principally the same as the existing layout.

New Ground Floor Extension:

As explored in the previous diagrams the new extension will be situated in the South East corner of the site wrapping around the existing South facade of the house. The main entrance for the extension will be situated behind the rear facade of the main house and will lead to a double height atrium staircase with external courtyard. The courtyard to the rear of the extension serves two purposes, firstly it allows light to into the rear of the property and secondly allows more space to be created between the proposed extension and 15 Vicarage road (see section 6.2). To limit any overbearing, we have set the extension 1m away from the boundary of 3 Stewart street and are proposing to give the projecting square of land owned by 41 Lake street to 3 Stewart street (see section 6.1). A large sliding door will open on to the new family kitchen area with views over the garden. A new internal link is proposed between the living room in the existing house and the extension kitchen.

First Floor Extension:

The first floor of the extension incorporates two additional bedrooms with ensembles. The South East facade of the first floor has been pulled away from 3 Stewart street and, as indicted in the diagrams above, has incorporated a sloping roof to reduce its perceived mass and act as continuation of the existing roof profile (see section 6.1). Similarly a pitched roof has been introduced along the south facade between 41 Lake street and 15 Vicarage road to further reduce its visual mass and become more contextually sympathetic.

Outbuildings:

Two additional outbuildings have been proposed. The outbuilding in the main garden will act as a small studio / office. The applicants run their own small business from home and therefore require a space away from where they live. This will be a small, single storey, mostly glazed structure to allow the garden view to be enjoyed.

The second single story outbuilding is situated adjacent to Lake street, this will house a workshop and home gym space. The building will reinstate an existing site access to aid with deliveries for the workshop.

Windows:

Existing windows in the host dwelling are proposed to be upgraded to double glazed slimline heritage style timber sash windows. Newly located windows to the host dwelling have been proposed to help balance the façades and bring more light into the property. Any new windows proposed for the host dwelling will be double glazed slimline timber sash windows.

Proposed rooflights to the host dwelling will be heritage style "between the rafter" NEO rooflights (see section 15.0). It is important to note that the front pitch of the existing slate roof is not visible from any ground level vista when looking back towards the site.

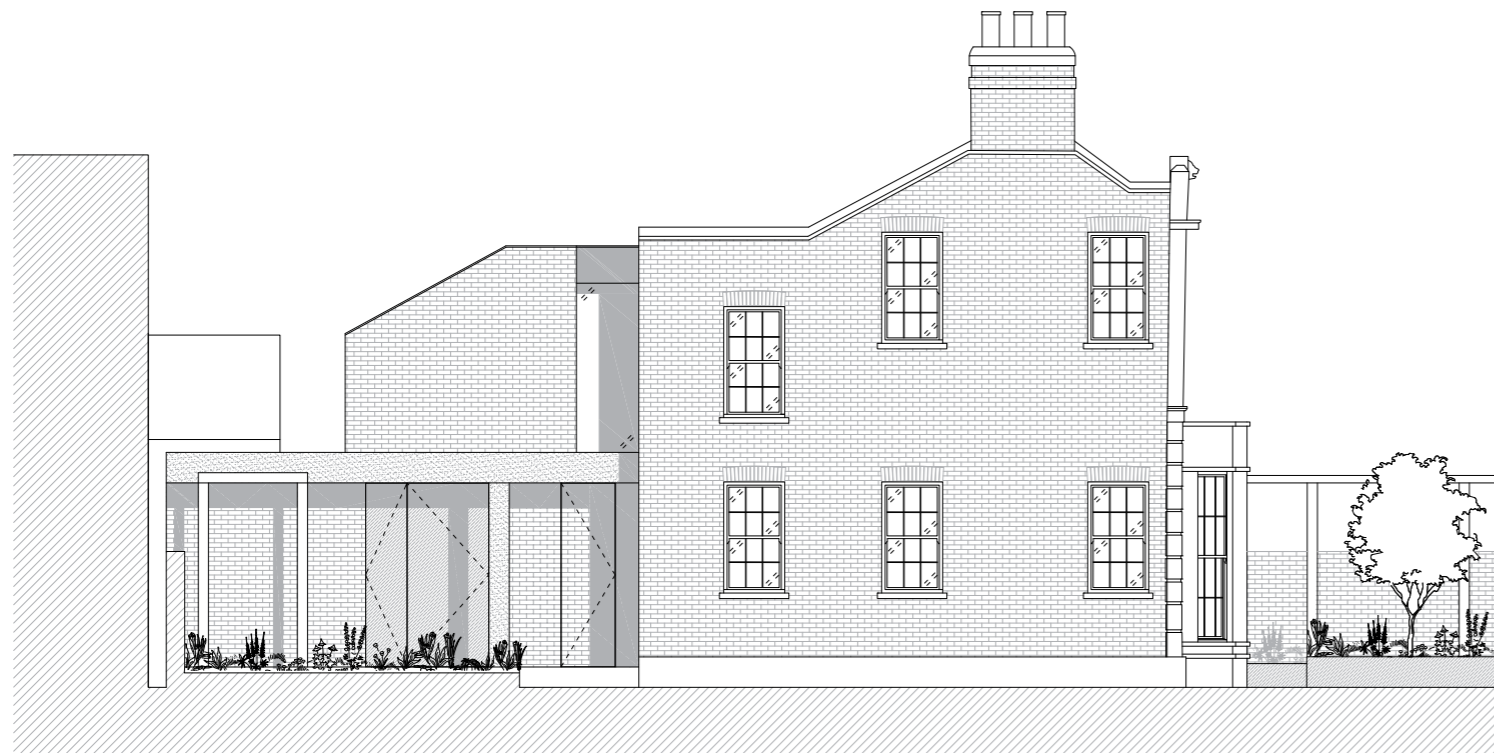
Proposed windows in the new architectural intervention are to be slimline and large format. This introduces a hierarchy between the original period portion of the property, and the new respectful yet contemporary architectural additions.

Landscaping:

The existing vegetation is overgrown, with any semblance of formality or planning having been completely eradicated through neglect. As noted earlier, the serious issue of the Japanese Knotweed needs to be give due consideration when contemplating the longevity of the original house and the potential impacts this has on neighbouring properties. The applicants are keen to revitalise the entire garden area by dramatically increasing the amount of natural vegetation, with dense formal planting throughout the front garden (see section 10.0)

6.1 Design Proposals and Principles

-Neighbouring Amenity

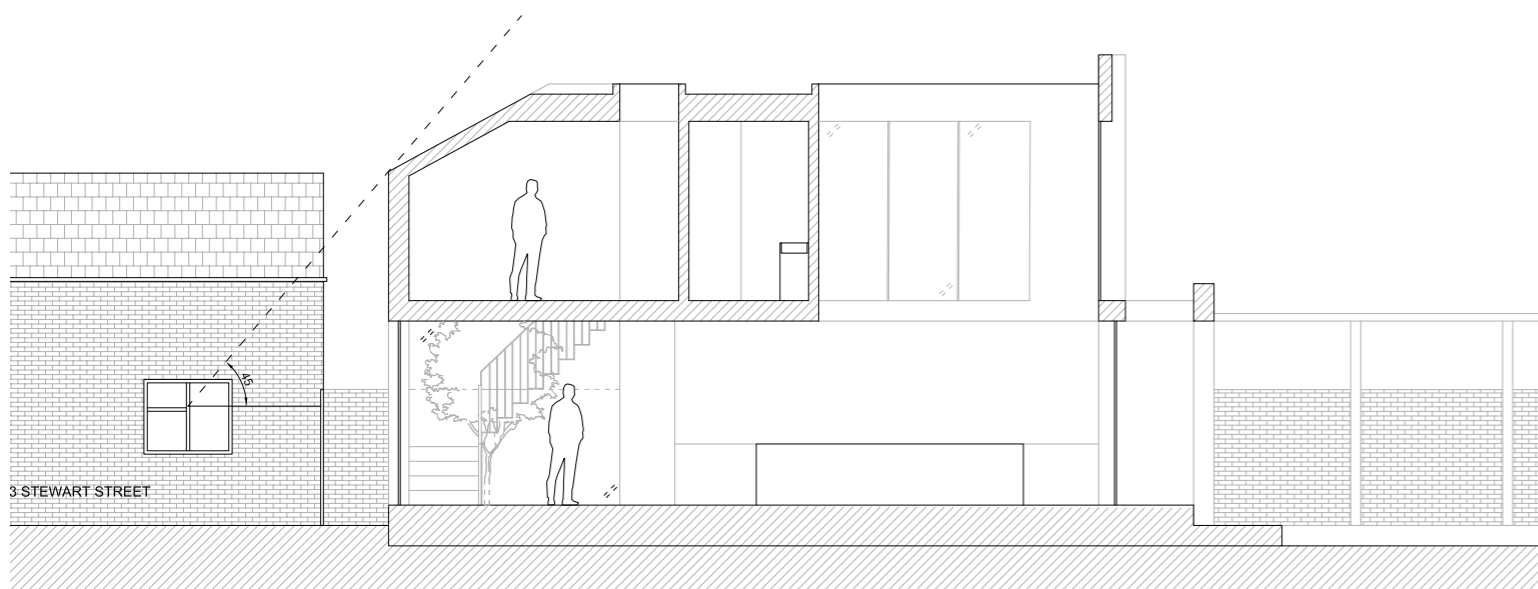


The top elevation shows the North flank elevation of the host dwelling, and the set back extension. The drawing indicates how the proposed new window arrangement to the existing property will help to balance the flank facade in comparisons to the existing arrangement of different size windows and door. The existing brick wall will be re pointed with lime mortar to help express the existing Flemish brick bond and segmental brick arched windows.

The proposed extension is situated appropriately back from the existing flank facade, the proposed sloping roof has been incorporated to reflect the existing roof line enabling the extension to feel like a visual continuation of the existing building. The new window at first floor level sits further back from the proposed brick facade to serve as a subtle break between the existing house and the extension, highlighting the threshold between old and new.

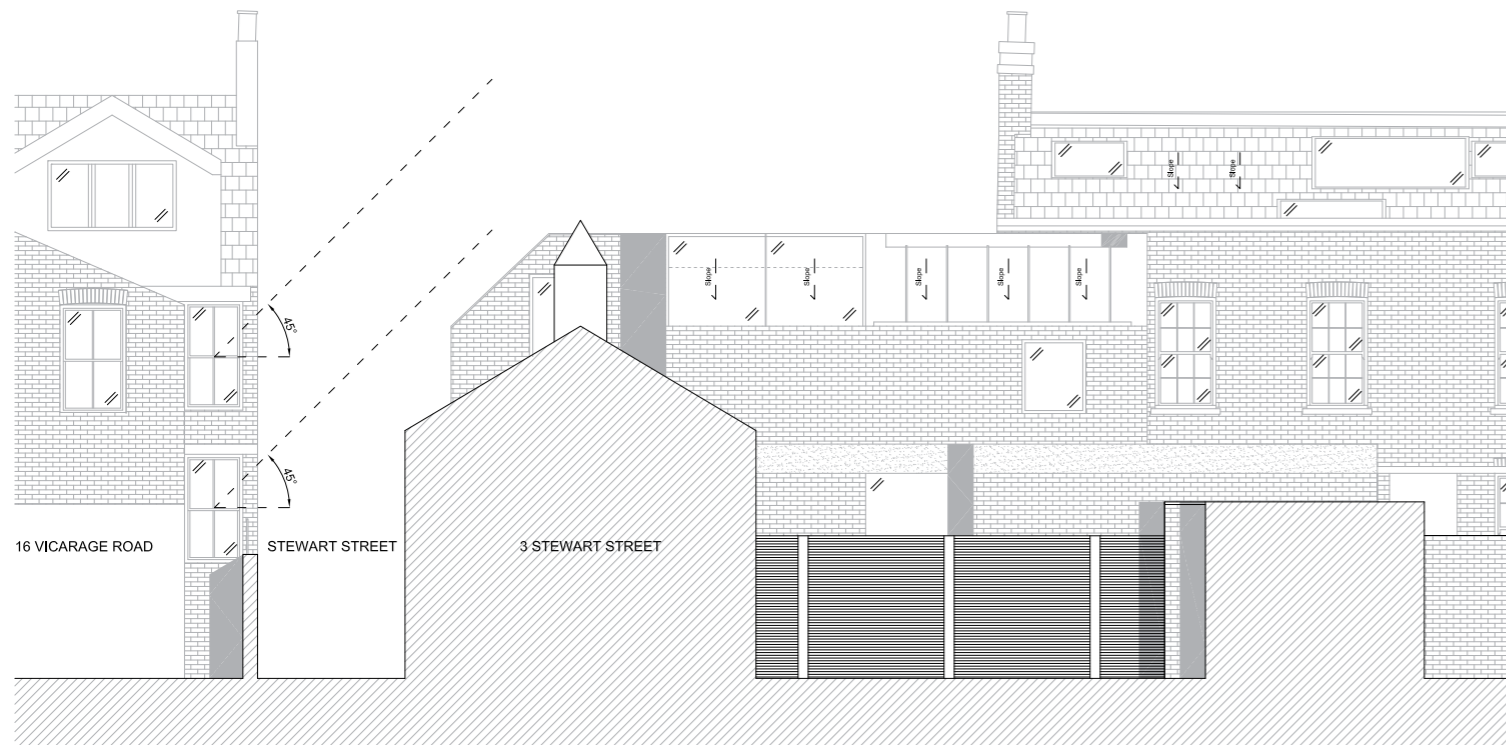
As highlighted through the site analysis diagrams, the spacial relationship between the proposed extension and the property at 3 Stewart Street is one that requires due consideration. We have responded to this particular constraint by sloping the roof line away from the boundary between the two properties which helps serve two purposes. The first, as indicated above, is that the slope allows the extension to be read as a continuation of the existing roof shape, evident in the top elevation. The second is that the slope allows the extension to reduce its visual impact on 3 Stewart by being below the 45 degree angle taken from its ground floor window. The decision has also been made to move our proposed extension a meter away from the boundary between the two properties to enhance the separation between the two, this can be seen in the second section drawing. The eaves line of our sloping roof is the same height as the apex of 3 Stewart Street.

As indicated in the site analysis, the applicant is willing to release ownership of the portion of his land that projects into the garden of 3 Stewart street, enabling an enlarged and squared off garden to the neighbouring dwelling, giving more external space whilst reducing any feeling of overbearing.



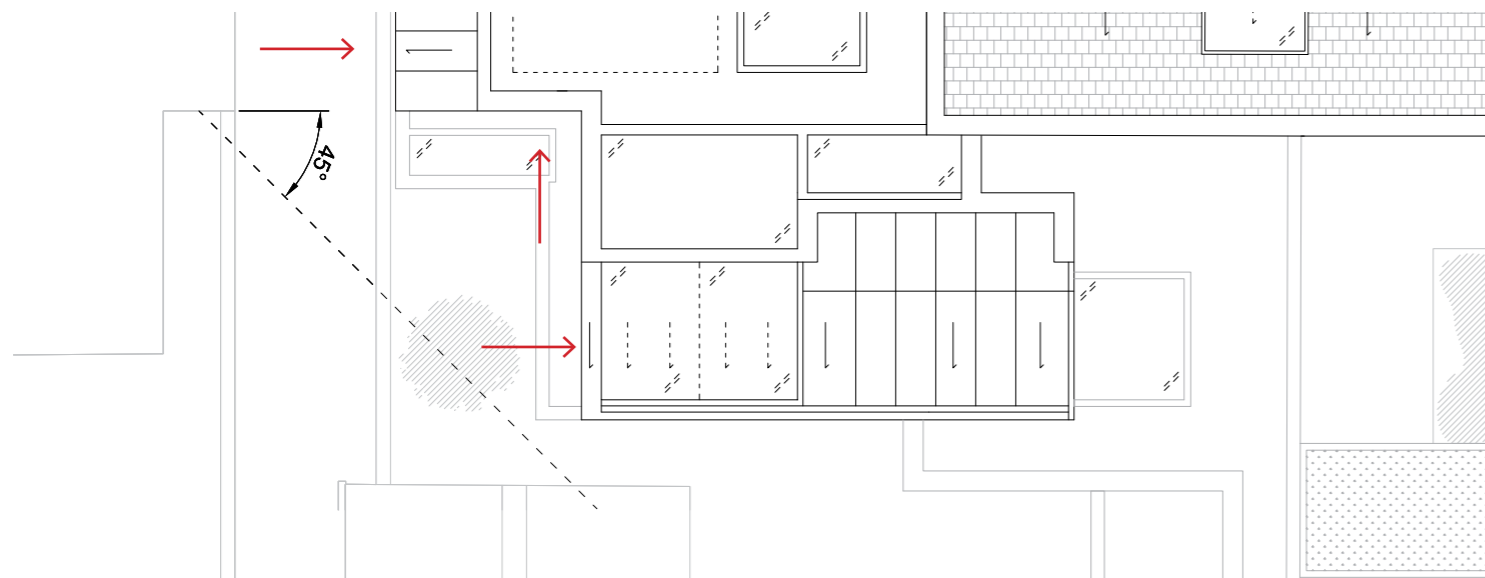
6.2 Design Proposals and Principles

-Neighbouring Amenity

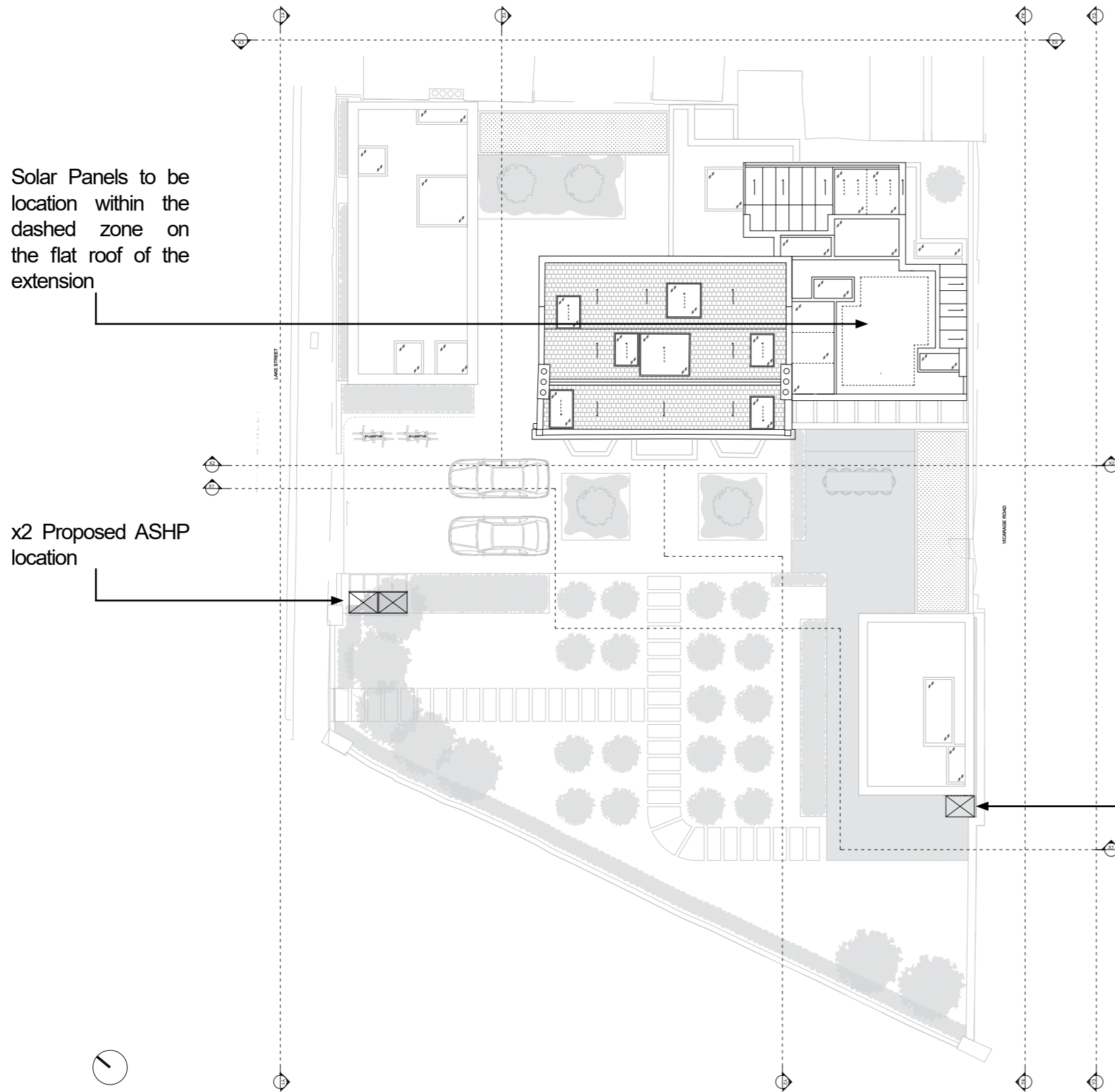


Much like the importance of the spacial relationship between 41 Lake street and 3 Stewart street, the relationship between 41 Lake street and 15 Vicarage road also requires due consideration. The Section on the left shows the two rear windows of 15 Vicarage road with 45 degree angles in relation to the proposed extension. A conscious effort has been made to implement a design that avoids intrusion into this space by utilising a number of strategies. The rear facade of the extension has been kept in line with the rear façade of no.15 to reduce any overbearing whilst its sloping roof ensures there is no impact on the 45 degree from either window.

The courtyard located to the rear of the proposed extension (drawing below) pushes the façades of the extension at ground and first floor away from the boundary line (indicated with red arrows) so as not to impede on the 45 degree angle from the windows of 15 Stewart street. These two conscious moves allow the extension to site sensitively within its context without jeopardising the quality of spaces created within.



7.0 Sustainability



The applicants are eager to improve the sustainability of the property. As an existing period property, there is potential for dramatic improvement to the sustainability of the dwelling.

The existing construction of the property is of solid masonry/uninsulated pitched roofs, therefore the new extensions will seek to enhance the heat retention of the dwelling by constructing cavity walls and warm roofs. All new walls, roof and flooring will be fully insulated and comply with the new Part L Building Regulations.

In line with the planned scaling back of the use of gas, 3 air source heat pumps are proposed to be installed in discreet locations around the site. Solar panels are also proposed to be located on the flat roof of the extension, at this height they will not be visible for ground level and will again help reduce the properties dependence on fossil fuels.

All new walls, roof and flooring will be fully insulated and comply with the new Part L Building Regulations.

All new glazing will be at least double glazed, and high quality, to be fitted made-to-measure to the property, with trickle vents as appropriate. These will incorporate low energy coatings to reduce heat loss. All habitable rooms will have open-able windows or doors to allow for passive ventilation and cooling, encouraging cross ventilation through the house.

The addition of new windows and skylights to the property will enhance the amount of natural light into the property, as well as increased natural ventilation.

All the above elements present a dramatic improvement on the existing dwelling - which is currently poorly insulated (if at all) and feels dark and damp due the lack of natural light and ventilation ingress.

x1 Proposed ASHP location

8.0 Flood Risk Assessment

Flood Risk Context

- 41 Lake Street is located within in Flood Risk Zone 3, an area that has a high probability of flooding. As set out in the National Planning Policy Guidance it is classed as land assessed as having a 1 in 100 or greater annual probability of river flooding (>0.5% in any year)
- This flood zone refers to the probability of river flooding, ignoring the presence if defences.
- According to the Oxfordshire Flood Toolkit, the site may have none - low chance of flooding from surface water.
- The Environment Agency demountable defence, which is stored at Osney depot, would be deployed during a flood event if property flooding was expected. The demountable defences which would be deployed in Hinksey Park long the edge of Hinksey Lake between ends of Lake Street and Vicarage road, intend to reduce flood risk from water entering the estate. The estimate is these defences offer protection to up to 1 in 30 year protection (3% change of occurring annually).
- 41 Lake Street is located in an area of 5% AEP Flood outline (Annual Exceeded Probability) The probability of a flood of a particular magnitude, or greater occurring in any given year.
- The last flood to directly effect 41 Lake Street was in 2002

Design

- The design proposal for this application seeks to maintain the current floor level of the existing house. The proposed extension and out buildings will all have a FFL 0.3m above the external ground level to give a buffer against potential flood water.
- No works are proposed to make the existing cellar bigger.

Flood Risk Mitigation

- The applicant wishes to ensure that all necessary measures are taken to protect the house and the immediate surroundings from any risk of flooding. As such the following measures are proposed:
- Additional soft landscaping will be introduced to the garden to assist with ground water absorption.
- All doors leading from the property will have water tight seals
- As part of the detailed design works, structural and drainage surveys will be carried out and existing water levels verified.
- All new external walls will have detailed damp proof coursing with damp proof membranes running up to a minimum of 500mm above external ground levels.
- A CCTV drainages survey will be undertaken and all recommendations will be implemented to address any leakages or damage within the existing drains or upgraded as required.
- Green sedum roofs are proposed for the covered walkways, this will help slow rainwater run off.

A comprehensive Flood Risk Assessment will be provided for the full planning application, as set out by Government guidance.

8.0 Flood Risk Assessment



Flood map for planning

Your reference	Location (easting/northing)	Created
41 Lake Street	451426/204701	3 Feb 2023 16:48

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

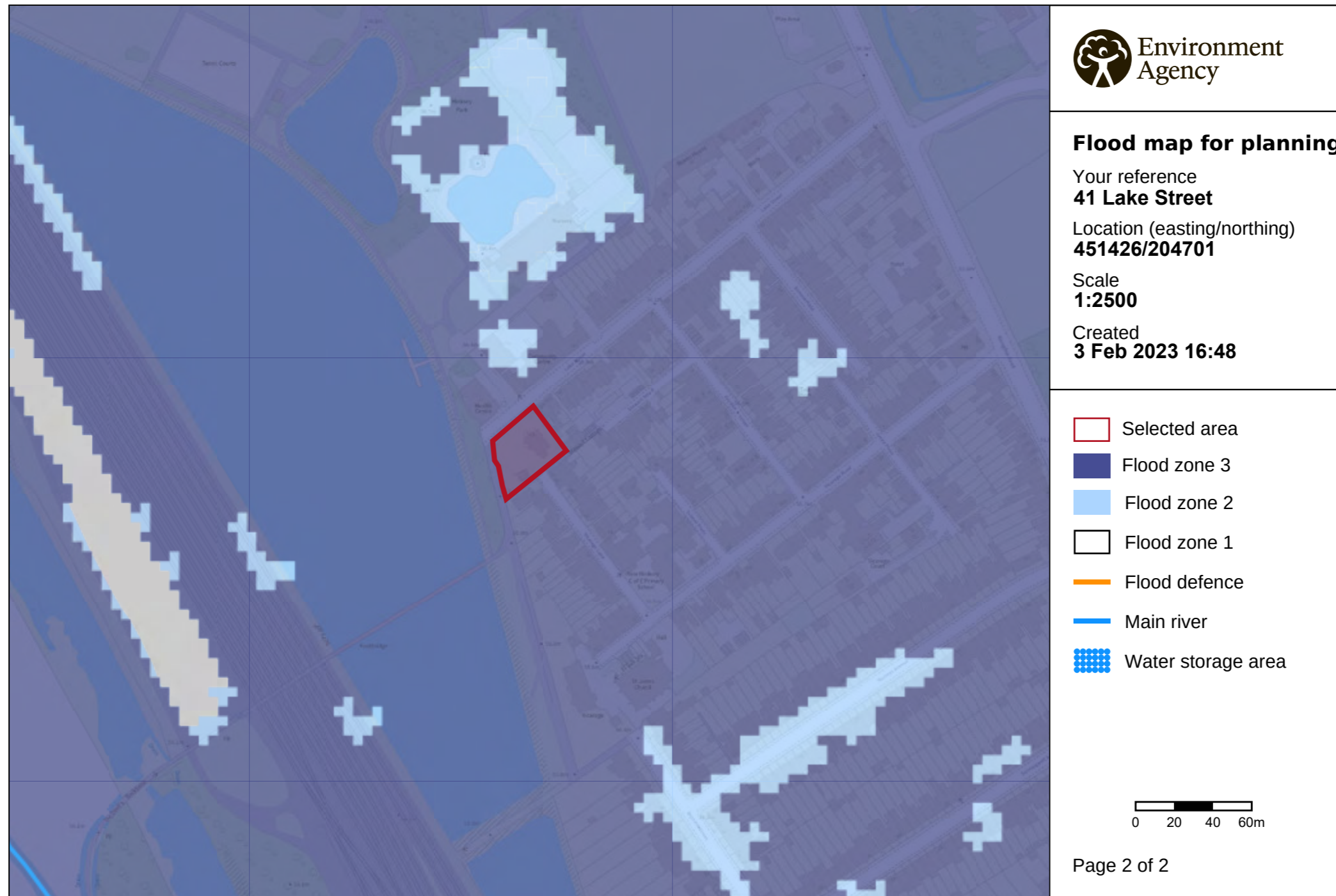
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

8.0 Flood Risk Assessment



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9.0 Materials and Precedent Analysis

Extension



Petersen D91 Light grey hand made brick



Petersen D36 Light red hand made brick

41 Lake Street itself is made of red brick, its principal facade is rendered struck coursing on the ground floor, with plain render at first floor, the rear and flank façades are red stock brick in a Flemish bond. The principal facade is currently painted white, originally this facade would have been left as a light grey render.

As indicated in the precedent images above the intention is to implement a facade style that allows the extension to stand with the grandiose nature of the existing principal facade. The rhythmic implementation of columns and glazing into the extension facade allows the extension to feel light in comparison to the heavier existing facade. A light coloured reconstituted stone/precast concrete approach respects the materiality of the host dwelling but also allows the extension to hold its own identity and purpose.

The rear and side façades of the extension mimic the existing house in that these will be brick as opposed to the precast concrete principal facade. The intention is to implement a light grey hand made bricks that sit in contrast to the existing red brick of the main house. This a purposeful point of difference to highlight the relationship between old and new. The design is receptive to utilising a red brick instead of the grey if this is the councils preference.

9.1 Materials and Precedent Analysis

Workshop & Gym



Petersen D91 Light grey hand made brick

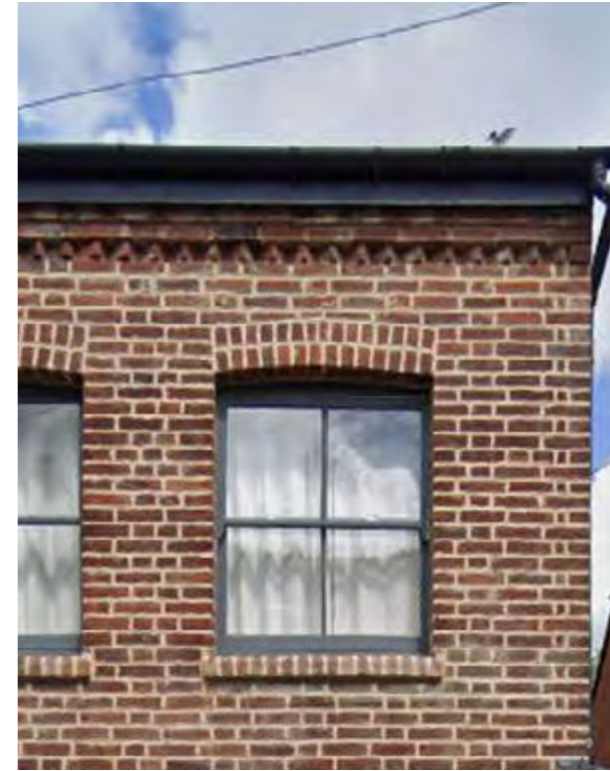
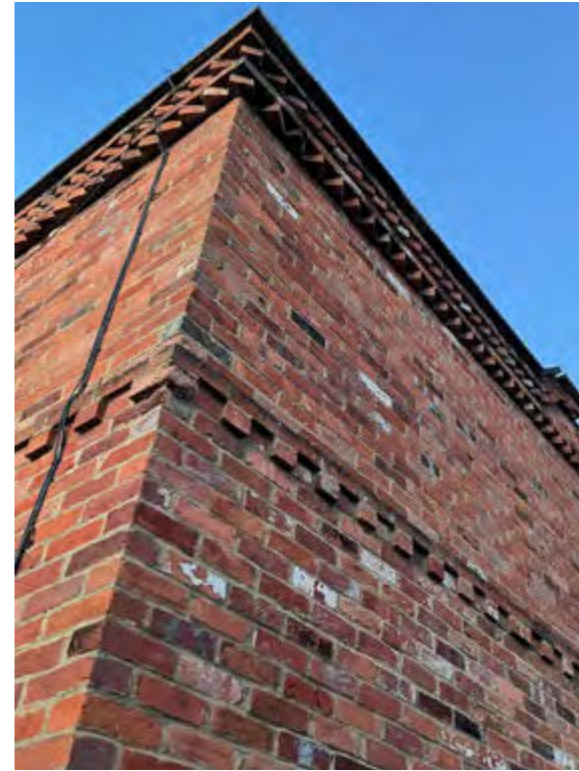


Petersen D36 Light red hand made brick

The Lake street facing facade of the Gym/Workshop will adopt the same colour brick as the main extension, however the intention is to add a layer of brick detailing to reference the brick detailing of the school and the Victorian houses along Lake street (see next page). The brick detailing will adopt the same rhythmic expression as the principal extension facade, this will create consistency between each of the interventions so that the approach feels harmonious and not four separate buildings occupying the site. The design is receptive to utilising a red brick instead of the grey if this is the councils preference

9.1 Materials and Precedent Analysis

Workshop & Gym - Existing Brick Detailing On Lake Street



9.2 Materials and Precedent Analysis

Studio / Office



Again, the lightweight rhythmic expression of the facade is carried through to the studio/office building in the garden. The precedent images above indicate the conceptual approach intended to increase visual connection with the surrounding site establishing a strong home office space. The material approach is intended to be light metal framing supporting a main glazed facade. The intention is to create a contemporary interpretation of a folly / orangery.

9.3 Materials and Precedent Analysis

Colonnade walkways



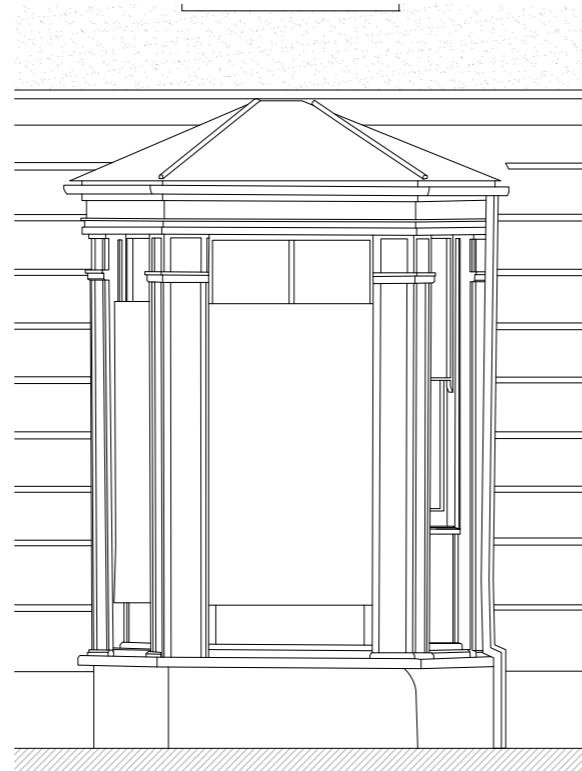
Site wide continuity of architectural expression is vital to the success of a scheme that spans multiple locations of a site. External linking/bridging elements that reflect and carry through the architectural language are a key factor in achieving this. The proposed scheme implements an ongoing colonnade language within each of the new interventions which in turn is carried through in to the linking walkways. As shown in the precedent images above, colonnade walkways are an adept way of allowing the architecture to inhabit its surroundings whilst remaining lightweight in appearance.

9.4 Materials and Precedent Analysis

Bay Window Restoration



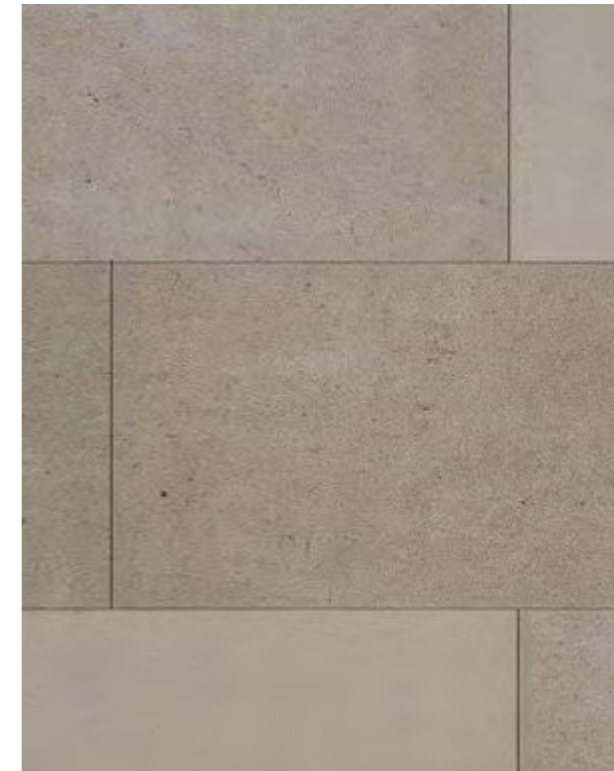
[1] Existing timber framed bay window



[2] Existing timber framed bay window



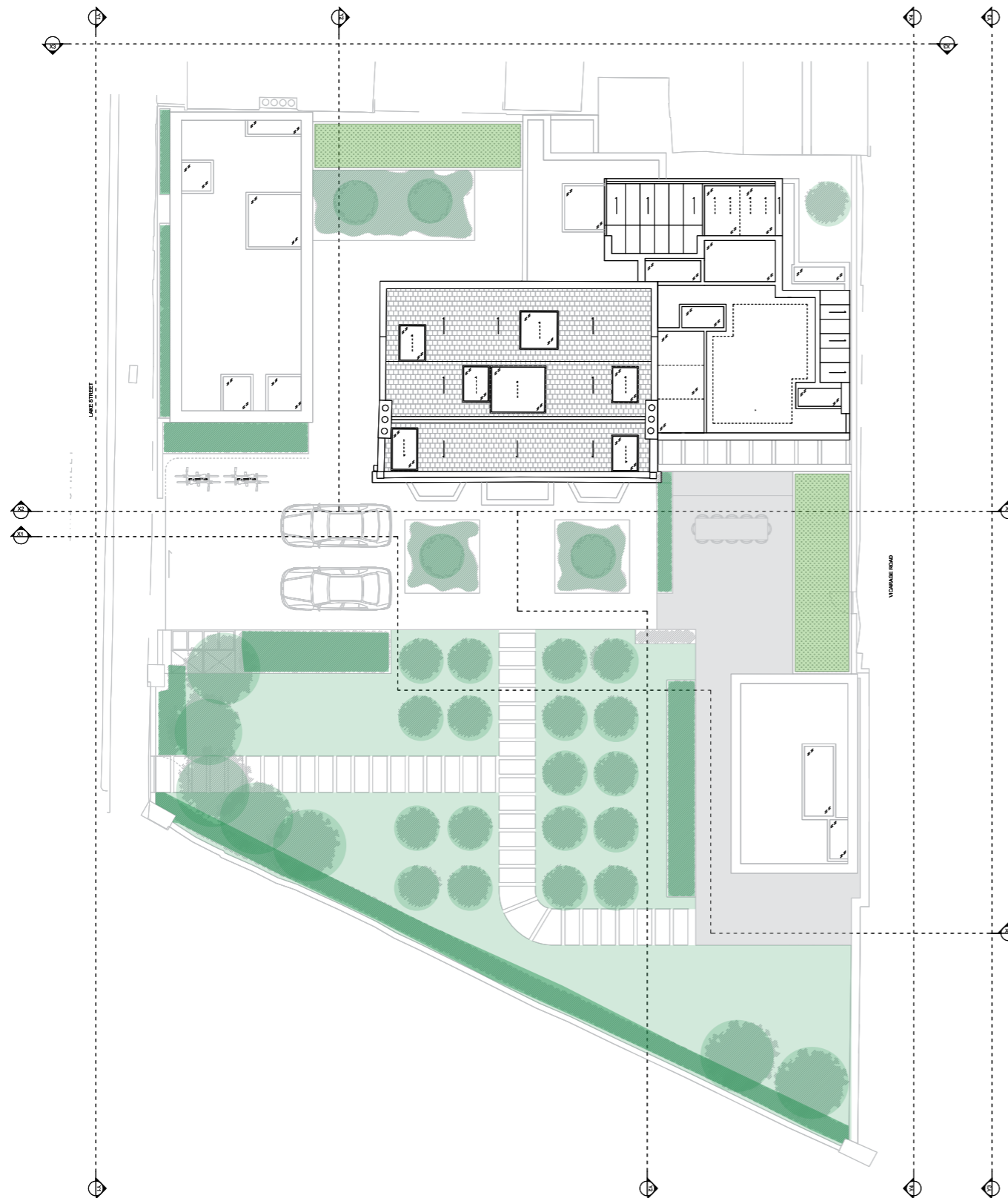
[3] Proposed Ashlar Limestone bay window



[4] Proposed Ashlar Limestone materiality

The proposed scheme looks to replace the rotting and leaking timber bay windows with high quality Ashlar Limestone formed bays. The existing bay windows have been adjusted and amended over the years and now, due to their poor quality, are no longer fit for purpose. The intention is to replace the existing bay windows with Ashlar Stone clad bays more befitting the proportions of property. The bay windows will feature flat parapet roofs as opposed to the slate pitched roofs of the current bay windows. The new stone bays will feature new heritage double glazed timber sash windows.

10.0 Landscaping



The existing vegetation is overgrown, with any semblance of order or formality eradicated. Through years of neglect the vegetation has grown unchecked to the point that the house has been overtaken at the rear. The site does not include any established trees. The applicants are keen to revitalise the entire garden areas by removing and replacing all of the existing vegetation, and introducing a level of formality to the planting design befitting a house of this stature.

Due to the openness of the site and proximity to the public footpath new hedges and more established trees are proposed to be planted close to the boundary to reduce the exposure of the site, enhancing privacy, whilst still allowing the existing property to be visible.

The front garden will feature an allée of planted trees framing a pathway up to the main house with a secondary path branching off to a pedestrian access from Lake Street. A new hedge will be planted behind the boundary wall that runs along the public foot path. The North West corner will have larger more established trees planted to help provide more screening and privacy, the same will be done in the South West corner. The surrounding area in the front garden will be a mixture of lawn and loose naturalistic planting amongst the allée of trees.

The area immediately in front of the principal facade will feature two raised planters with naturalistic planting surrounding two feature trees. The hard landscaping in this area will feature loose Cotswold gravel.

The large planter to the North East of the site, situated in front of the entrance to the extension will feature naturalistic planting of both grasses and perennials with ornamental trees. The courtyard to the East of the site will bring light into the back to the extension as well as featuring an ornamental tree. There are a number of long linear planters situated around the site, that will feature both grasses and perennial planting.

Sedum roofs are proposed to cover external colonnade walkways, The proposed system is a low profile, lightweight, extensive green roof which is largely self sustaining. Using a sedum roof will encourage bio-diversity in the immediate area, and also offer aesthetic benefits to the homeowners.

The polished concrete patio area in front of the principal extension facade will be set 0.6m below the internal FFL of the extension.

A metal bin shed is proposed next to the main vehicular entrance to the site for easy access.

11.0 Amount

Footprint Analysis

The proposed extension and outbuildings have been considered with the surrounding context and historic development on the site.

The key elements of the proposed design are noted below.

The proposals add a proportional increase of floor area, whilst remaining subservient to the host dwelling.

41 Lake Street: Ground Floor Footprint

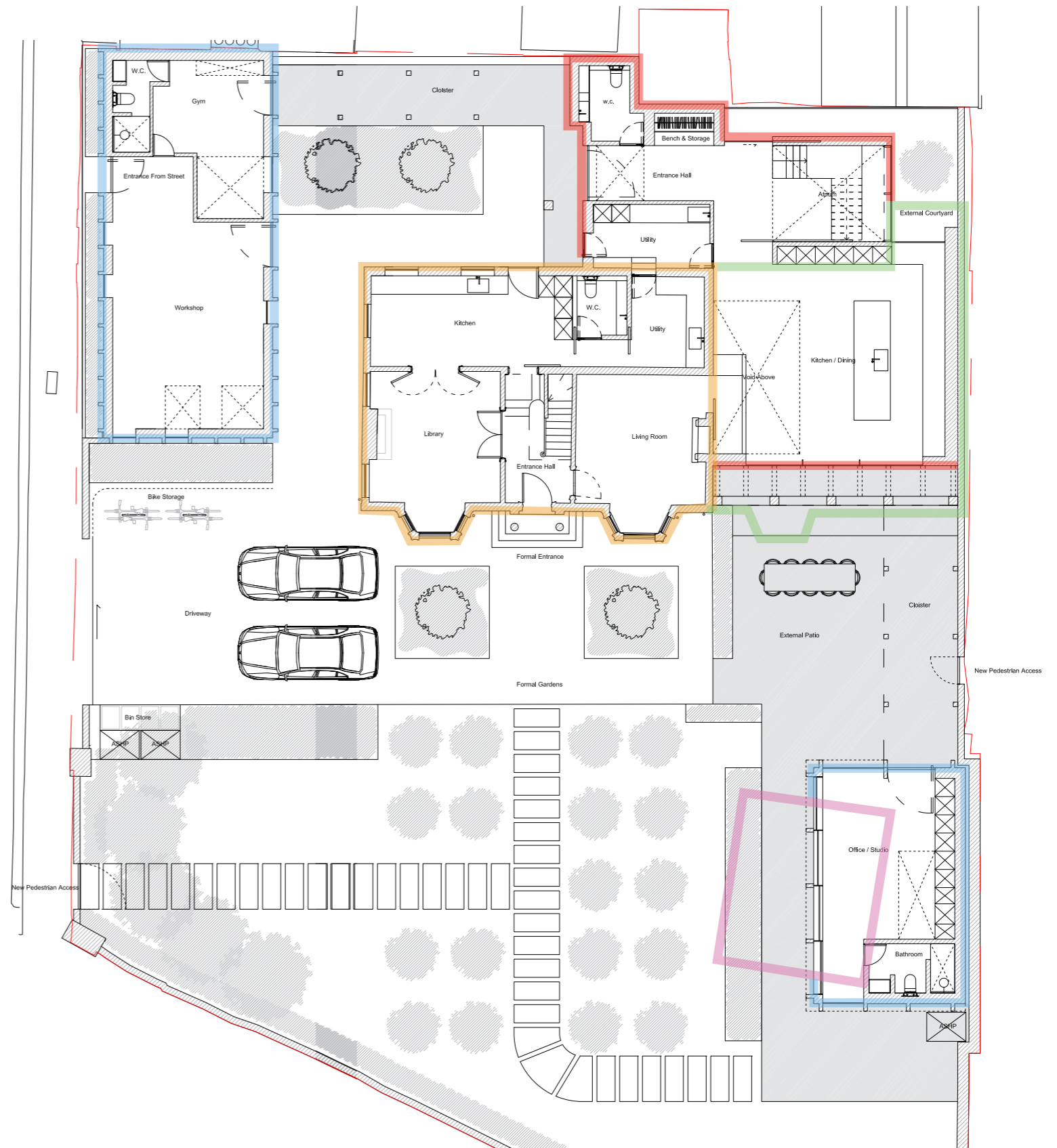
Total Site Area:	1065 sqm
Existing House footprint:	96sqm
Historic Extension footprint:	70 sqm
Existing Outbuilding footprint:	30 sqm
Historic area total footprint:	196 sqm
As a percentage of total site area	18.4%
Existing House footprint:	96 sqm
Proposed Extension footprint:	107 sqm
Proposed Outbuilding 1 footprint:	38 sqm
Proposed Outbuilding 2 footprint:	71 sqm
Proposed Area total footprint	312 sqm
As a percentage of total site	29%

Increase of 116 sqm

The proposed area footprint equates to a 10% increase on the total site area in comparison to the total historic area footprint.

The proposed footprint is less than 50% of the total existing external amenity of the site. (It is 29%).

- Original period property
- Historic two storey extension 75/00411/A_H
- New proposed extension footprint
- New proposed outbuildings
- Existing garden workshop, to be demolished



11.1 Amount

Area Analysis

The proposed first floor extension has been considered with the surrounding context in mind, as noted previously the roof scapes / forms have been derived through wanting to minimise visual impact on neighbouring amenity whilst trying to remain contextual and subservient to the host dwelling.

The increase of area is substantially less than the proposed works to the ground floor, this is to ensure the extension remains subservient to the host dwelling.

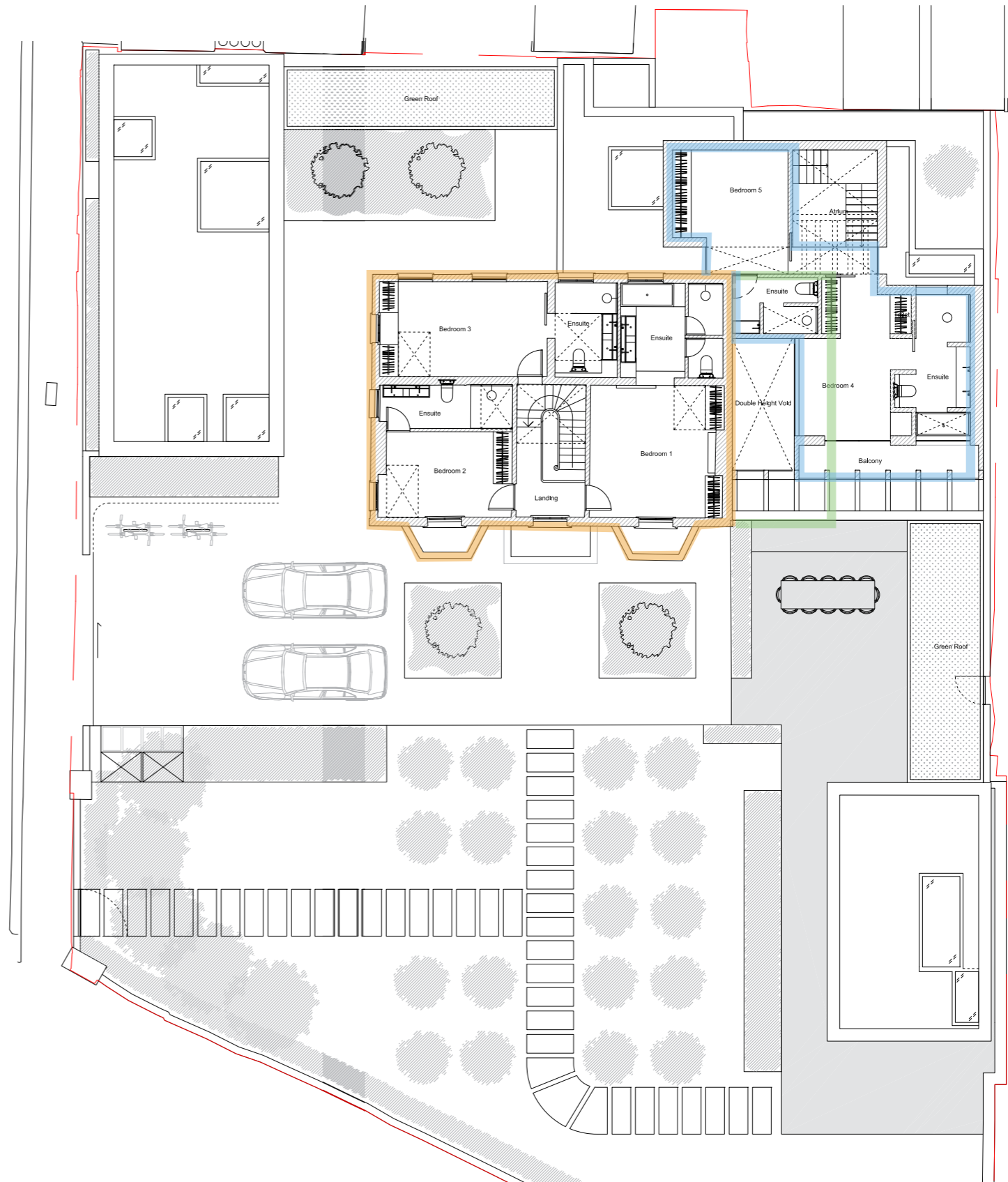
41 Lake Street: First Floor Area

Original:	82 sqm GIA
Existing (75/00411/A_H):	30m2 GIA
Total:	112m2 GIA

Original:	82 sqm GIA
Proposed (Voids not included):	48 sqm GIA
Total:	130sqm GIA

14% increase of floor area GIA

- Original period property
- Historic two storey extension 75/00411/A_H
- New proposed extension footprint



12.0 Planning Policy Considerations

The proposal has been developed with regard to the adopted development plans including policy and guidance at the national and local levels. This includes the Oxford City Local Plan 2036 (adopted 8th June 2020) The following policies are particularly relevant;

Of the National Planning Policy Framework (NPPF):

Paragraph 126 states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Paragraph 135 states *“Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

Paragraph 206 States *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

In the Oxford City Local Plan:

Policy DH1 - High quality design and placemaking

DH1 asks that all development should be high quality design that creates or enhances local distinctiveness. This applications proposal seeks to be a high quality design that is responsive and respectful to the existing period host dwelling. Architectural detailing will not have any adverse impact on the existing or neighbouring building, and seeks to complement the original house via careful selection of materials and proportions of the extension. The height and scale of the proposed interventions are appropriate to the existing house and evolving surrounding area. The proposal also dramatically increases the security of the building by incorporating much more robust and secure materials (namely brick and concrete). All new glazing will be of high quality specification and be Secure by Design approved.

Policy RE1 - Sustainable design and construction

Refer to the sustainability chapter of this statement to see a more detailed breakdown of how this application seeks to meet the councils expectations.

Policy RE3 - Flood Risk Management

Refer to the Flood Risk Assessment to see a detailed breakdown of how this application seeks to meet the councils expectations.

Policy H14 - Privacy, daylight and sunlight

The objective sets out the Oxford City Council’s wish to provide reasonable privacy, daylight and sunlight for occupants of both existing and new homes. This is particularly relevant in this case in relation to the immediate neighbours at 40B Lake street, 3 Stewart Street and 15 & 19 Vicarage Road. The 45 and 25 degree guidelines have been implemented during the design process to ensure loss of light is not detrimental to the neighbouring properties (see sections 6.1 & 6.2) . The applicant is proposing to give a section of land that extends out into the garden to 3 Stewart street to the owners to alleviate any over bearing. The proposed extension has been set back from all neighbouring property boundaries so privacy of neighbouring properties is not impacted. Flat rooflights are proposed in the extension roof, but these have been orientated so that there is no overlooking from neighbouring properties, or via the skylights. Multiple developments along the same road also exhibit skylights in their approved applications.

13.0 About Studio Hallett Ike

Studio Hallett Ike is an architecture practice specialising in the refurbishment and reconfiguration of domestic dwellings for end user clients. The work undertaken at Studio Hallett Ike is usually within the constraints of existing period properties, such as 41 Lake Street.

Each project is considered independently in order to sensitively respond to the needs of the property and its owners within the immediate context, and that of the wider context bearing in mind the local planning policies.

A recent project by Studio Hallett Ike has won an Award for the New London Architecture: Don't Move Improve! - a competition showcasing the best of residential architectural design in London in order to dramatically enhance the existing homes suitable for its owners.

Although the design and end goal was different to this applications proposal, the project is an example of the high quality and innovative nature of our designs, materials and spaces we aim to bring to each project.

14.0 Conclusions

Overall, we consider the proposed scheme to work within the strategic objectives of planning policy at national and local levels, and comprises sustainable development.

The applicants desire is to improve their home and bring it up to modern day standards, fit for growing family life, by introducing a well built, high quality and attractive architectural intervention. They have gone to great lengths to ensure the scheme is well considered in respect to its immediate context and the local area by employing a professional team including a Heritage Consultant and Planning Consultant, both of whom have been involved during the process and are familiar with the local context.

The proposals, whilst respectful in nature to the host dwelling, will result in a dramatic improvement in the quality of the accommodation and have been designed to be sensitive to the host dwelling, and to the surrounding conservation area.

15.0 Appendices

Critical: Clear structural opening sizes
 Please note - Bearer opening sizes shown in this 'Between the rafter' detail are equal to structural sizes for 'On the rafter' installations.
 Before creating the clear structural opening size, please verify that part 8b will provide the minimum 5 degree fall for shedding rain water at the cill.
 This will be based on the size of the cill bearers (Value Y) which will vary according to changes in the roof pitch (Value Z) and height of roof build up above the rafters (Value X).
 In this example; Value Y is 165mm, based on a Value X being 60 and Value Z being 20 degrees.

Key:
 1. The neo-steel Rooflight, with Manual opening option 1b fixed to bearers 19c at jamb using coach bolts fitted through fixing rail 1c.
 2. Structural rafter support at jamb and structural trimmer support at head and cill 2b.
 3. Insulation fitted between structural supports.
 4. Fix timber packers to bearers 19, 19b and 19c to which plasterboard / timber lining is fixed. Fit insulation between the timber packers 4b.
 5. Plasterboard lining with plasterboard stop to protect the corner. Plasterboard fitted behind the thermoliner of the roof window 1e.
 6. Plaster skim.
 7. Timber reveal to align with rooflight linings 1d to provide 'frameless' internal appearance. Rooflight linings 1d MUST BE PAINTED with a timber finishing paint once the rooflight is installed to ensure longevity of this component. If the linings have been factory painted, they do not require an additional paint finish.
 8. Head hardwood tilting fillet.
 8b. Cill hardwood tilting fillets - to provide minimum 5 degree fall for shedding rain water.
 9 & 16. Line of general roofing membrane.
 10. Softwood battens.
 11. Code 3 (consider using code 4 and clipping down roof tiles in severer exposures) lead flashing at head. Carry flashing up the roof and lap UNDER general roofing membrane 9, 16 and UNDER head membrane 15.
 11b. Code 4 (consider clipping flashing and roof tiles down in severer exposures) lead flashing at cill over tilting fillet 8b. Make the flashing long enough to give triple lap to the tiles below.
 12. Roofing tiles.
 13. Jamb flashing - lead soakers as shown (or mortar bed).
 14. Perimeter silicone seal. Seal perimeter of rooflight 1 JUST PRIOR TO installation of the rooflight using a thick continuous bead of low modulus neutral cure silicone sealant. Ensure sealant to cill 14b is located in a position where it will be covered by the cill flange of the rooflight.
 15. Roofing membrane to rooflight head. Dress UNDER general roofing membrane 16, UNDER lead flashing 11 and OVER general roofing membrane 9 to ensure suitable lap.
 17. Vapour barrier, (blue)
 18. Softwood batten to be fitted after silicone seal 14 to offer support for tilting fillet 8 and flashings 9, 11 & 15.
 19. Bearers support the rooflight and transfer the load to the rafter 2 and trimmer 2b structural support members. The size of cill bearers (Value Y) 19b is determined from the roof pitch (Value Z), depth of the roof build up (Value X) and ensuring that the tilting fillets 8b provide the minimum 5 degree fall.
 20. Suggested fixings; Threaded rods to secure the bearers 19, 19b and 19c to the structural support members 2, 2b.

Please Note:
 These sectional details are provided as an installation suggestion. Due to the differing nature of installations we strongly advise you to consult your rooflight installer to verify fitness for purpose. This drawing does not constitute a structural proposal. Sufficiency of structural supports to be checked by rooflight purchaser's structural consultant.

TITLE: neo™ Steel Rooflight > A roof window range suitable for pitched roofs between 20° and 65° > Detail applicable ONLY to rooflight models with integral casement timber linings Cold Roof Slate Tile Lead Soakers 'Between the rafter' installation detail	DWG NO.: SN_CRSF_LS_B SCALE: 1:5 @ A3 DO NOT SCALE	SHEET NO.: 1 OF 1 DATE: 27/05/2014	REVISION: B	DB: EH CB: PD	the Rooflight Company The Professionals Choice w: www.therooflightcompany.co.uk t: 01993 833 108 e: info@therooflightcompany.co.uk	
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Proposed rooflight to existing pitched roof:
 NEO "between the rafter"
 heritage style rooflight