



Directors  
Dr. Mina Samangoeei, ARB RIBA  
Simon Chung, ARB

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11 Stile Road, Headington, Oxford, OX3 8AG

32 Croft Road, Marston, Oxford OX3 0LA

+44 (0)1865 689 800  
info@sowospace.co.uk  
www.sowospace.co.uk

## DESIGN & ACCESS STATEMENT

Registered in England and Wales  
Company no. 11981098  
VAT no. 423 9519 86

### 11 Stile Road

Low energy retrofit, installation of external wall insulation, replacement of existing windows, replacement of dormer roofing, installation of solar PV panels, installation of ASHP, and internal alterations.

Site address: 11 Stile Road, Headington, Oxford, OX3 8AG

#### Distribution

Planning	Oxford City Council
Applicant	Rosamund Ions and Luigi Mutti

#### 1. Introduction

- a. This Design & Access statement has been composed to explain the rationale and design for the proposed low-energy retrofit and internal/external alterations to 11 Stile Road, Headington, Oxford, OX3 8AG.
- b. Planning history
  - no records on the Planning Portal.

#### 2. Site / Building Appraisal

- a. 11 Stile Road is a modestly sized semi-detached house on a quiet residential road comprising similar pairs of semi-detached houses.
- b. The predominant materials are brickwork walls and render. Roofs are generally a mixture of slate, clay, and concrete tiles.
- c. 11 Stile Road is part of a set of four or five similar-looking houses that are likely to have been built during the same period. There are other house types on the road that have been repeated.
- d. On the right-hand side and left-hand side there are two dwellings of similar appearance, which are likely to have been built at the same time as the applicant's dwelling. Both no.9 and no.11 have changed the external bay windows. No. 13 has stone cladding on the elevation.

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Fig. 1: Front elevation within context of street.



Fig. 2: Rear elevation.

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Fig. 3: Adjacent properties - 11 Stile Road and 9 Stile Road.



Fig. 4: Adjacent properties - 11 Stile Road and 13 Stile Road.

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Fig. 5: Street View.

### 3. Design Approach

The scheme has been designed to provide much-needed improvements for the applicant and their family. The specific elements that the applicant wishes to address to improve the property are:

- a. To replace the existing dormer roofing, which is nearing the end of its useful life, and to use this as an opportunity to insulate the roof.
- b. To rationalise the existing internal layout: the back door will be moved to create an entrance through a utility room that is needed for the client's dog.
- c. To improve the thermal comfort of the existing building by installing external and internal wall insulation and replacing the existing windows.
- d. To install solar PV panels to provide renewable energy for the property and reduce its reliance on fossil fuels.

The proposed scheme has been sensitively designed to maximise natural light to the building, and has been kept modest in scale to reduce any negative impact upon the neighbours.

### 4. Design Solution

- a. Access  
Main access remains unaffected; back door access is to be moved to the side wall.
- b. Siting  
As existing.

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- c. External appearance  
New roofing to dormer to be GRP. The walls will be insulated render to match existing.  
Windows will be uPVC/ aluminium/timber to match existing.
- d. Landscaping  
Not affected.
- e. Roof line  
There is no extension or change to the existing roofline.
- f. Sustainability & Design  
The proposal will be built to current Building Regulations. The proposal encompasses retrofitted energy efficiency measures, including external and internal wall insulation and the replacement of existing windows with high-performance windows. Solar PV panels will be installed to provide renewable energy to the property. The existing boiler will be replaced with a sustainable air source heat pump.

## 5. Conclusion

This proposal will enhance and upgrade the living accommodation for the occupants. It offers a sensitive design that will fit seamlessly into the existing setting. It provides an important model of low-energy retrofit for this and many other building types.