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## DESIGN & ACCESS STATEMENT - REV A

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### 27 Barton Road, Headington, Oxford

Demolition of existing rear extension, erection of front porch, erection of a part single part two-storey rear extension, internal alterations, and low energy retrofit.

Site address: 27 Barton Road, Headington, Oxford, OX3 9JB

#### Distribution

Planning	Oxford City Council
Applicant	Yeşim Aytekin Yaşar and Harun Yaşar

#### 1. Introduction

- a. This Design & Access Statement has been composed to explain the rationale and design for the proposed demolition of the existing rear extension, erection of front porch, erection of a part single part two-storey rear extension, internal alterations, and low energy retrofit to 27 Barton Road, Headington, Oxford.
- b. Planning history
  - Ref: 23/01529/FUL
  - Date: 6th of July 2023
  - Proposal: Demolition of existing rear extension. Erection of a part single part two storey side and rear extension. Formation of front porch. Installation of 16no. PV panels and insertion of 1no. rooflight to flat roof. Insertion of 1no. rooflight to side elevation. Alterations to fenestration. Provision of bicycle storage
  - Decision: Refused on 31st of August 2023

#### 2. Site / Building Appraisal

- a. 27 Barton Road, Oxford, is a modest-sized semi-detached house on a quiet residential road comprising similar-looking semi-detached houses.
- b. The property seems to be part of a development of similar-looking two-storey semi-detached houses.
- c. The predominant materials are rendered walls and brickwork walls. Roofs are generally made of slate, GRP, or felt where an extension has been built.
- d. On the left-hand side of the property, there is a similar-looking property that has been extended at the front to create a new porch.  
On the right-hand side, there is a similar-looking property that has been extended at the rear to create additional living space.

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Fig. 1: Front elevation within context of street



Fig. 2: Rear elevation

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Fig. 3,4: Adjacent properties

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Fig. 5,6: Street images

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*Porch extension at no. 25, Barton Road*



*Porch extension at no. 7, Barton Road*

Fig. 7,8: Examples of other porch extensions on the street.

### 3. Design Approach

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

- a. To demolish the existing conservatory at the rear.
- b. To rationalise the existing internal layout by moving the side main access to the front of the house and creating a front porch, as other properties have already done on the street.

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- c. To extend to the rear of the property on the ground floor to create a more generous open living room and a garden room with improved visual and physical links to the property's rear garden.
- d. To extend at the first floor to create a much-needed additional bedroom and a family bathroom for the growing family.  
The proposed dormer at the rear allows for the creation of an additional bedroom for this type of property. It has been carefully designed so that it is not very visible from the street and blends in with the existing roof.
- e. To improve the thermal comfort of the existing building by installing external wall insulation on the existing walls.

The proposed scheme has been sensitively designed to maximise natural light to the building whilst it is kept modest in scale to reduce any negative impact upon the neighbours. The extension is kept at the rear of the property so that from the main street, the building is in keeping with the neighbours.

4. Design elements that were taken into consideration following the planning refusal at the same property.

The written report for the planning application 23/01529/FUL at the same property has been carefully reviewed and the comments have been used as a guideline for this application. Please see below how the concerns raised in the refusal have been addressed:

- As explained above, an additional bedroom on the first floor is necessary for our clients and their growing family. The only way to achieve an additional bedroom for this type of house is to create a dormer on the first floor. Careful consideration has been given to this dormer; it has been located at the rear of the building so that it is more discreet when seen from the street; the roof over the dormer is pitched so that it is in keeping with the main house roof; and it has been designed so that it makes part of the existing roof by cladding it in the same material as the roof, slate tiles.
- To improve the flank wall on the boundary of the application site generated by the existing two-story expansion at Barton Road No. 29, the proposed first-floor extension is in line with the neighbour's extension.
- Following the comments regarding the front porch and its importance to the visual amenity and character of the area, the front porch has been designed to follow the original shape of the house and to be read as an extension of the existing roof that creates a covered area. A similar-looking porch has been built at Barton Road No. 7 (see image).
- The materials used are in keeping with the existing house. The main dormer is slate cladding so that it blends with the existing roof. Contemporary materials have been used for some small elements, like the porch's main entrance wall and smaller dormer so that they don't draw attention to the development or make it more visually prominent.
- The single-storey garden room element has been kept modest in size and away from the neighbour at no. 25 which has not extended the building to the ground floor.

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Various ground-floor extensions have been built at the rear on the street and this proposal is no different from them.

- The proposal for solar PV panels has been described as excessive and detrimental to the visual amenity. The solar PVs have been removed and the roof is now less busy, the only elements on the roof are the rooflights and the dormer at the rear.
- The development has been carefully designed to avoid conflict with the privacy, daylight, and sunlight rights. Even though the extension exceeds the 45-degree line with respect to the rear-facing windows at Barton Road No 25, the highest part of the extension doesn't break the line drawn outwards at 45° tilted upwards at 25° from the sill level, as per the council's guidelines. Therefore, the proposal would not result in an unacceptable loss of light or the creation of an overbearing effect.
- To prevent overlooking and an unacceptable effect on adjacent occupiers, the proposed side window on the first floor will be fixed and obscured.

## 5. Design Solution

### a. Access

The main access is moved to the front so that it gives more privacy to our clients and to improve the flow into the property.

### b. Siting

As existing.

### c. External appearance

Tiles to the first-floor extension roof are to be slated to match the existing roof. The roof over the garden room extension will be a sedum roof.

The walls will be predominantly rendered with a small area of timber cladding or timber-effect material to the front porch. The proposed dormer is clad in slate so that it matches the existing roof and it is read as a part of it.

Windows will be powder-coated aluminium/ uPVC to match existing.

### d. Landscaping

Not affected.

### e. Sustainability & Design

The new proposal shall be built to exceed current Building Regulations and encompass energy saving and high energy efficient measures such as external wall insulation installed on the existing walls and solar PV panels.

## 5. Conclusion

This part single part two-storey rear extension, internal alterations, and low-energy retrofit will significantly improve the living accommodation for the occupants.

While the front of the building maintains a modest design to ensure that it remains sympathetic to its surrounding environment and street scene, the building development is focused on the rear, providing a model of design to demonstrate that these modest houses can be future-proofed for long-term living.