

PROJECT 24008
55 BARTLEMAS, OXFORD
DESIGN AND ACCESS STATEMENT

ISSUED: 2024-03-21
REVISION: -
STATUS: PLANNING APPLICATION

1. Introduction

This Statement is submitted in support of an application for planning permission for a single storey rear and side extension at 55 Bartlemas Road, Oxford, OX4 1XU. Please refer to the drawings enclosed with the application.

2. Scope

The enclosed supporting drawings outline the proposed extension to the property. The existing house is a two storey Victorian semi, with a roof extension at the level of the main roof. The rear of the property has been extended in the past via a single storey lean-to structure to accommodate a bathroom at ground floor level. It is proposed to demolish the lean-to structure and replace it with a new single storey extension built to modern standards. Adjoining this it is proposed to extend at one storey between the existing side wall of the rear closet wing and the boundary with No. 53, connecting to the existing building at ground floor and using a pitched roof construction enabling a low eaves level.

The purpose of the new extension is to increase living space in this compact central Oxford home and to modernise the structure to current insulation and services standards. The extension will contain a kitchen and dining area while linking the interior of the house with its garden, currently visually and spatially separated from the main living spaces by the existing bathroom.



Fig. 1 Existing rear elevation of 55 Bartlemas Road and adjoining properties.

3. Visual Impact, Daylight and Sunlight

The new extension is designed to preserve the original character of the house and the rear outlook along Bartlemas Road. The extension will be single storey and therefore only partially visible from neighbouring gardens. The side portion of the extension has been designed to meet the level of the existing eaves of the neighbouring side extension at No. 53 Bartlemas Road, thereby avoiding an overbearing appearance or overshadowing. The rear portion of the new extension will be smaller in footprint and extent than the neighbouring rear extension at No. 53.

Between No. 55 and No. 57 a side passage exists which will be retained. This side passage maintains a separation between the houses which will be respected by the new extension thus avoiding visual or light impact on No. 57.

Please refer to the daylight study below (fig. 2) for a summary of the daylight impact of the proposal with reference to paragraph 3.7 of the Oxford Local Plan:

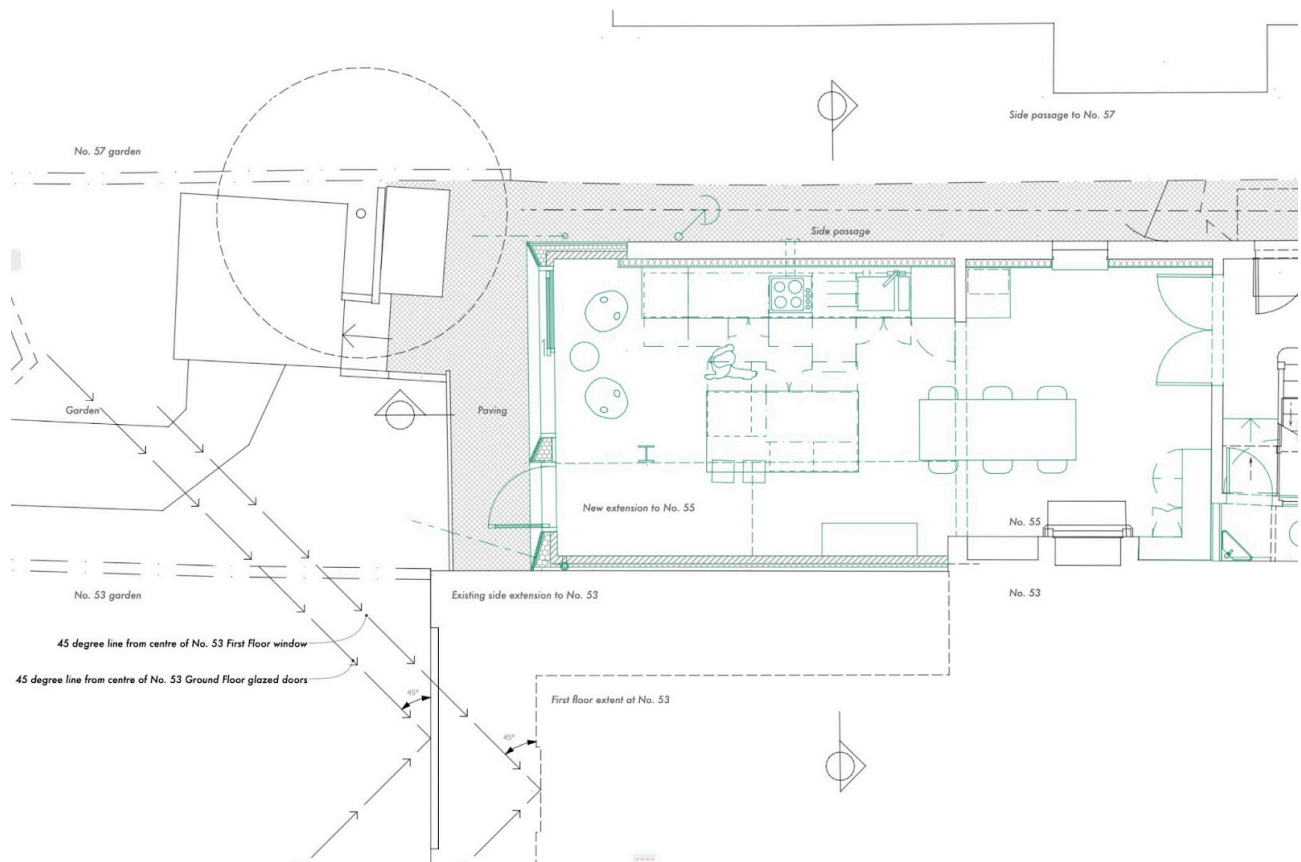


Fig. 2 Illustration of relationship of proposed extension with existing 45 degree daylight angles received by adjacent openings (not to scale).

4. Materials

The enclosed drawings describe the proposed materials for the extension, which are as follows:-

- External walls: charred timber cladding
- Roof: EPDM membrane (black coloured) to low-pitched roof
- Glazing: aluminium framed doors
- Roof glazing: aluminium framed

The proposed materials have been chosen to complement the existing building. Through the use of contrasting materials the design follows best conservation practice by delineating the extent of the new building work as set against the original Victorian house, allowing the original house to be read and understood in its own right.

The new materials and particularly the glazing will be of a higher visual quality than the existing materials present on the lean-to extension, and greatly more energy efficient.

Below is a mock up visualisation of the appearance of the new materials.



Fig. 3 Illustration of proposed materials for rear elevation (not to scale).
