



DESIGN AND ACCESS STATEMENT

FOR THE

**DEMOLITION OF EXISTING BUILDINGS AND
ERECTION OF A SIDE AND REAR EXTENSION**

AT

4 FOX CLOSE, BAMPTON, OX18 2NH

JANUARY 2021

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1 INTRODUCTION

1.01 This design and access statement has been produced by KW Architectural Design to support the Householder application for the demolition of an existing conservatory, garage and single brick skin structure to the rear and side of the dwelling, and the erection of a double storey side extension, and a partial double / partial single storey rear extension.

1.02 This statement is to be read in conjunction with the application drawings listed below:

- i) 525-PL01 - Site Location Plan
- ii) 525-PL02 - Existing Site Plan
- iii) 525-PL03 - Existing Floor Plans
- iv) 525-PL04 - Existing Elevations
- v) 525-PL05A - Proposed Site Plan
- vi) 525-PL06A - Proposed Floor Plans
- vii) 525-PL07A - Proposed Elevations
- viii) 525-PL08A - Existing and Proposed Sections
- ix) 525-PL09A - Existing and Proposed Roof Plans

2 EXISTING SITE

2.01 The site is located in Fox Close (a small cul-de-sac situated off of New Road) in the historical village of Bampton.

2.02 The site currently houses a single 3-bedroom, semi-detached dwelling, constructed using cavity wall construction and clad in a pebble dashed render with some isolated locally sourced stonework on the front elevation. There is a single brickwork skin structure to the rear and side of the property which is currently used as storage, utility and downstairs cloak rooms. However, due to the lack of insulating materials, it is not fit for purpose.

2.03 It should be noted that a section of the single brick skin structure is built directly on the Southern boundary.

2.04 The dwelling benefits from a comfortably sized rear garden (some 18m+ long). The rear garden is encased all sides with a 1.8m high close boarded timber fence with varying levels of landscaping.

2.05 Surrounding the site are other similarly designed dwellings, varying in size but generally consistent in aesthetics. Notably approximately 100m to the North East of the site is a relatively new housing development.

2.06 To the South of the site is No. 5 Fox Close which benefits from a large detached double garage and a large driveway.

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3 THE PROPOSAL

3.01 Our proposal is to demolish the existing conservatory and single brickwork skin structure and replace with a double storey side extension and a partial double storey / partial single storey rear extension, inset from the boundary by approx. 0.9m, to allow members of the household to walk from the front to rear gardens without entering the house (something which is not currently possible).

3.02 The proposed extension will provide the following:

- A relocated kitchen to overlook the rear of the property;
- A home office space;
- A relocated utility room;
- A single internal garage space;
- An enlarged third bedroom (currently a 'box' bedroom); and
- A new fourth bedroom with an en-suite.

3.03 The Coronavirus pandemic has affected many families in different ways. The occupants of this dwelling are becoming accustomed to working at home, and as such they need additional space to enable them to successfully do this. Our proposals seek to action this.

3.04 The side extension has been inset from the boundary as to reduce any potential overbearing impact the extension might have on No. 5 Fox Close. Due to the rotation of the property and the step back in the building footprint over that of the existing, there will be no loss of light to either neighbour. Furthermore, no windows are proposed on the side elevations thus eliminating any potential overlooking.

3.05 The single storey section at the rear of the property has been proposed (over that of a double storey extension) to avoid overlooking and any loss of light issues to No. 3 Fox Close. It is finished with a roof mounted glazed atrium to maximise natural light entering the property from the South.

3.06 The proposed gable end to the rear elevation will not project higher than the existing ridge and will not be visible from the front elevation. The small gable end proposed on the front elevation will match the existing gable end to bedroom No. 2 in size and style.

3.07 The proposed extension will generally mimic the finishes and aesthetics of the existing building by using pebble dashed render and stonework, situated on a brickwork dwarf wall. The roof construction will be concrete tiles to match the existing, laid on rafters to match the roof pitch of the existing dwelling, with a single ply membrane roof at the rear of the dwelling.

4 ACCESS AND TRANSPORTATION

4.01 The dwelling currently has a driveway able to serve a maximum of 3no. vehicles. The existing garage is not sufficiently deep enough to be able to house a vehicle. Our proposals are able to accommodate 3no. vehicles (2no. on the driveway and 1no. in the newly formed integral single garage).

4.02 Both vehicular and pedestrian access will remain unaltered for the dwelling.

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5 DRAINAGE

- 5.01 The proposed surface water from the extension and dwelling will discharge in to soakaways.
- 5.02 The proposals will not create any additional foul water.

6 LANDSCAPING

- 6.01 The proposals do not require the demolition of any trees or hedges of local importance.

7 ECOLOGY

- 7.01 No known protected animals or fauna are known to be habiting on the site.

8 FLOOD RISK

- 8.01 The site is not known to be situated in a flood risk area.

9 SUMMARY

- 9.01 We are proposing to construct a double storey side extension with a partial double / partial single storey rear extension. The width of the overall building is generally decreasing to limit any possible overbearing impacts to the neighbours.
- 9.02 Our proposals have been designed to blend in and compliment the surrounding area by using materials which match that of the dwelling, as well as ensuring that the scale of the extension does not adversely impact any of the neighbouring dwellings.
- 9.03 We invite the council to approve our proposals.