

DESIGN AND ACCESS STATEMENT

Proposed Extensions to 12 Sunderland Avenue - Oxford

January 2021

1.0 Purpose

This Design and Access Statement has been prepared to accompany the householder planning application for a proposed kitchen extension to the rear, porch extension to the front and garage conversion. The statement describes the proposed site, assesses the context an immediate setting and subsequently explains the response to these contextual issues.

The purpose of this statement is to set out the design parameters for the development to ensure the scale and layout is in keeping with the local area, and the appearance is of a high standard.

Drawings in this report are for illustration purposes only. The drawings which constitute the application have been submitted separately and should be referred to in all manners of record.

2.0 Background

The site is located off Sunderland Avenue Road to the south of Oxford, just off the A40 this area is predominantly residential with a mix of new builds and older recently refurbished dwellings.

To the north, east and west boundaries of the site are residential dwellings which have been taken into account when designing the proposed extensions.

3.0 Use

The site is to remain as residential use.

4.0 Access

Vehicular and pedestrian access to the site are taken off Sunderland Avenue and is to remain as existing.

5.0 Scale and Mass

The height and size of the proposed extensions have been designed to match internal heights of the existing dwelling and the surrounding context.

9.0 Appearance

As a result of the pattern of growth, there is a variety of architectural styles and townscape characters in the vicinity which have been taken into account at the design stage of this project.

The proposed extensions have been designed to match the existing external finish while the rear extension has large modern glazed openings to provide an open plan kitchen/diner to meet modern living needs and a fit for purpose living space for the applicant.

11.0 Conclusion

The modern styled extension will compliment the variety of architectural styles provided in the local vicinity and will enhance the character of the setting, its immediate neighbours and the locale. Careful consideration of the site's constraints and contextual surroundings have been taken into account to ensure the layout responds to the challenges offered.