

DESIGN & ACCESS STATEMENT

25 Lewell Avenue

Demolition of single-storey rear outrigger, erection of single-storey rear extension, alteration of window to side elevation, and external wall insulation to main house.

Site address: 25 Lewell Avenue, Marston, Oxford OX3 0RL

Distribution

Planning Client	Oxford City Council Fiona Davenport-White and Pedro Morais
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1. Introduction

- a. This Design & Access statement has been composed to explain the rationale and design for the proposed single-storey rear extension to 25 Lewell Avenue.

2. Site / Building Appraisal

- a. 25 Lewell Avenue is a modest-sized semi-detached house on a quiet residential road comprising the same 1940s / 50s house types.
- b. Houses on Lewell Avenue are either semi-detached or terraced.
- c. External materials used on the street are pebble-dash render on walls and clay tiles on roofs, but many have been painted.
- d. A number of the houses on the street have undergone similar extension work of varying scales and styles.



Fig. 1: Front elevation within context of adjacent properties

2022

25 Lewell Avenue, Oxford OX3 0RL



Fig. 2: Rear elevation within context of adjacent properties

2022

25 Lewell Avenue, Oxford OX3 0RL

3. Design Approach

The scheme has been designed to provide much needed accommodation for our clients and their growing family. The specific elements which the client wishes to address to improve the property are:

- a. To demolish the existing rear outrigger, which is of a poor construction.
- b. To rationalise the existing internal layout to improve flow.
- c. To extend to the rear of the property to create an open plan kitchen / dining space with improved visual and physical links to the property's rear garden.

The proposed scheme has been sensitively designed to maximise natural light to the extension whilst it is kept modest in scale to reduce any negative impact upon the neighbours. It has been designed to meet the 45 / 25-degree rule in line with the council's policies.

4. Design Solution

- a. Access
Front access remains unaffected. Rear access to the garden is much improved.
- b. Siting
As existing.
- c. External appearance
Tiles to the new area of roof are to match the existing. Walls to the extension will be in brick. Windows will be uPVC or aluminium. External wall insulation will be finished in render, which falls under permitted development.
- d. Landscaping
The rear garden will be improved visually.
- e. Sustainability & Design
The new will be built to meet current Building Regulations as a minimum and encompass energy efficiency measures such as high levels of insulation and low energy lighting.

5. Conclusion

This proposal will significantly enhance and upgrade the living accommodation for the occupants. It offers an attractive and sensitive design that will fit seamlessly into the existing setting, as it will not be visible from the main road.