

DESIGN AND ACCESS STATEMENT

35 ST LEONARDS ROAD, HEADINGTON, OXFORD, OX3 8AD.

01_INTRODUCTION

The property is a semi-detached house situated on St Leonards Road, Headington, Oxford. It is not within a Conservation Area, it is not listed and it is not subject to an Article 4 Direction.

The surrounding area consists of variety of style and materials. The new additions to the house will complement the existing character and material palette of the dwelling. The proposed volume has been considered carefully to minimise any impact on neighbours.

02_PROPOSAL

The proposal is for the demolition of existing garage and erection of front porch, two-storey side extension and a single storey rear extension. The proposed works will enlarge the existing kitchen and dining area and create an additional study room, gym and en-suite.

The new additions would improve the overall spatial quality of the home by providing a more usable and better-lit series of spaces. It would also enhance the connection with the garden, providing a smooth transition between indoor and outdoor amenity space.

The single storey rear extension is to be extended by approximately 4.3 metres in length. To avoid loss of daylight due to the increased depth of the room, skylights will be added as well as windows and glazed door.

The proposed roof of the side extension is pitched down towards the party walls to minimise any impact on neighbours and to avoid bulk. The rear extension is proposed mono-pitched roof to set back, subservient to the other new volume, also to avoid bulk.

03_MATERIALS

The proposed double side extension would be finished in matching render to ensure the new volume settles with the rest of the existing dwelling. It is proposed the single rear extension is to be constructed in red bricks to match the local character.

Clay tiles to match existing are proposed for the roof to create a positive aesthetic for neighbours and enhance the local character. Proposed door and windows to the rear single extension are to powder coated aluminium framed glazed door and windows whilst the rest of the windows, including existing, are to be double glazed uPVCs to match existing.

04_SUSTAINABILITY

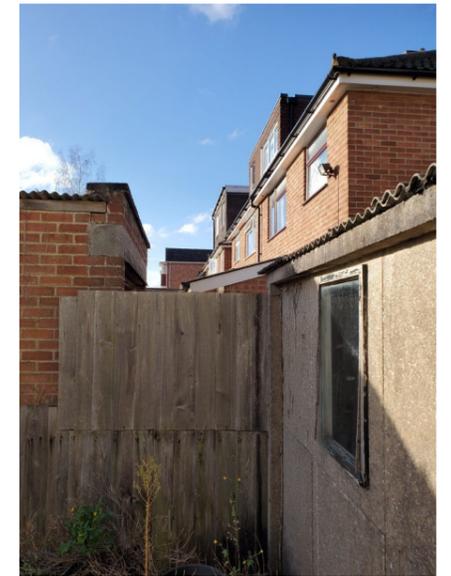
The proposal seeks to create a more energy efficient home. The new extension will improve the thermal efficiency of the house, in line with regulations, and new glazing will seek to increase solar gain and daylight.



VIEW FROM ST LEONARDS ROAD



REAR ELEVATION FROM GARDEN



BOUNDARY CONDITION BETWEEN GARAGE AND NO 37



PROPOSED REAR ELEVATION (NOT TO SCALE)