

01 February 2011

## DESIGN AND ACCESS STATEMENT

1 Northmoor Road, Oxford.

### The Site and Proposals

The application site, which sits within the 'North Oxford Victorian Suburb Conservation Area', contains a large semi-detached property, set over 4 floors with front and rear gardens. The property is brick built with stone detailing to the front and has a pitched tiled roof.

The application scheme proposes to extend the existing property at ground floor level to the rear. The existing conservatory is to be fully demolished as part of the works. Minor internal alterations are also proposed.

The design of the new extension is to compliment the existing dwelling while providing a light and airy space that meets the needs of the applicant. A flat roof is proposed in order to address existing building constraints. A large rear picture window is proposed in order to maximise garden views.

The interior of the new extension will be modern in feel with period features retained where appropriate.

Externally, works are also proposed to the side of the new extension in order to provide ramped access down to the garden level for wheelchair access.

### Landscaping

Details still to be agreed with client. Only minor planting works are proposed to the existing rockery.

### Waste Management & Recycling

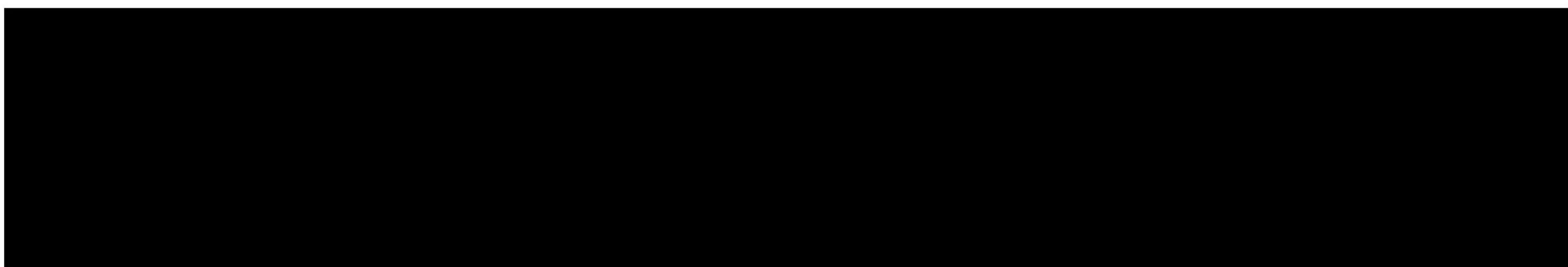
As existing. Refuse bins will be stored to the side of the house.

### Amenity Space

The property has a large rear garden.

### Car Parking

As existing. The property has a generous front drive.





## Sustainability

While details of proposed building materials are not given, the scheme itself will be inherently energy efficient using traditional load bearing construction.