



DUNCAN WOLAGE ARCHITECTS

PROPOSED RESIDENTIAL DEVELOPMENT at 55 SUNDERLAND AVENUE, OXFORD

DESIGN & ACCESS STATEMENT (SNDR.P02)

Situated and accessed on the south side of Sunderland Avenue the generally level plot has an redline area of 390 square metres (0.0390 hectares).

The existing urban pattern around the site is erratic with no determining style or significant architectural style predominant.

The site is currently home to a detached two storey house with separate garage and is located in EA flood risk zone 1 and therefore at very little risk of flooding.

Existing trees located around (but not in) the site will be protected during construction.

DESIGN

The existing property is seen as outdated, and its inefficient layout makes its renovation economically unviable. This has already happened to the site next door at No. 53 Sunderland Avenue.

The new houses respect the well established building line and the rear gardens are roughly the same area as the building footprint. Small balconies and terraces add to the external amenity space.

The proposed new houses have been designed with similar proportions and massing to that of the new flats next door. This is of contemporary design using white and grey materials to create a crisp and well balanced elevations.

Each house has a floor area of 187m², which exceeds the minimum requirement as laid out in National Described Space Standards. The internal rooms also exceed those requirements.

Windows from upper floor habitable rooms from will only face front and back, thereby ensuring the safety, security and amenity of neighbouring houses is protected.

Car parking spaces and footpaths will be in permeable paving. New soakaways will be created in the rear gardens. Minimal soft landscaping is proposed with the rear



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gardens laid to lawn and patio, but surrounding the plot are mature trees which provide a high level of screening and greenery.

There will be no ecological impact due to the new house as it located in place of the existing house.

The new houses will be built to meet and where practicable exceed the minimum energy saving requirements of the current building regulations.

Refuse storage will be in the back gardens and brought to the street on collection days.



Front view



Rear view