

# DESIGN & ACCESS STATEMENT

*for*

**ALTERATIONS**

*at*

**30 SUNDERLAND AVENUE, OXFORD. OX2 8DX**

*for*

**Mr & Mrs Zhang**



Jonathan Mark Dennis, Dip Arch, RIBA Chartered Architect  
67 STAUNTON ROAD, HEADINGTON, OXFORD. OX3 7TL



Job 377 - / jmd  
25<sup>th</sup> February 2021

## **Introduction**

The site is located on the north side of Sunderland Avenue, Oxford. Sunderland Avenue is a quiet residential street, located either side of the A40 which runs through Oxford connecting the west of the country with London.

The site is currently occupied by a detached house with a garden to the rear and a driveway to the south of the site. A mixture of trees, hedges and paneled fencing run along the rear and side boundaries, with mature hedging to the front boundaries.

The existing house is accessed via a front door to the middle of the house.

The proposal has been designed to harmonise with the existing two story residential character along Sunderland Avenue in terms of the scale, mass and appearance of the proposed scheme.

The applicants have very firm beliefs in Feng Shui and would like to remodel the property to remove all areas which draws in / creates negative energy while at the same time, making internal alterations that are necessary to promote good energy for the house and all its occupants.

## **Design**

The proposal is to demolish the existing rear projecting gable, lean-to laundry room and remove the first floor rear balcony, ready to accept the new rear two storey extension.

A two storey extension is to be built to extend the rear of the house to provide a better family living space on the ground floor and better proportioned bedrooms on the first floor.

Internally to enhance the buildings layout and to provide greatly improved positive energy within the house, bathrooms and cloakrooms are to be moved to either the west wall or to the North East Corner and away from the central 'energy line'. The stairs have also been re-positioned perpendicular to the central energy line again to promote positive energy flow through the house. The kitchen is to be moved into the North East Corner with water (sink) facing North and fire (cooker) facing East.

The rear extension is to match the exact proportions of the main existing house to allow the amendments to blend in well with the surroundings. The ridge height of the extension will match the existing ridge height.

The proposed alterations are sympathetic in terms of scale and massing and the materials used would be finished to match that of the existing property and neighbouring houses. The proposal has been carefully designed in relation to the existing neighbouring buildings, so it retains a similar scale, form and architectural composition of its surroundings.

The new proposal will use many feature characteristics of the locality as the basis of design, with high quality finishes and fittings.

## **Sustainability**

The new alterations to the property will be designed to be 25% more efficient than the current Building Regulations require. This is achieved with additional insulation in the floors, walls and roof. More energy efficient windows and doors (typically 1.1 U-Value as opposed to the current 1.6) and locally sourced materials will be used where possible.

## **Privacy, Outlook and Rights to Light**

### *Outlook*

With regards to the outlook from the rear of the neighbouring properties, there remains a wide, open and un-spoilt view down the garden of both No.32 and No 28, which the proposal will not affect.

### *Rights to Light*

From the outset the scheme has been designed to minimise the impact on both neighbouring properties and their principle habitable rooms. The 45° Right to Light line has been added to the submitted drawings, showing the proposal conforming to current Policies. Lines have been drawn from the rear windows of No.32 & N0.28 where necessary to show that the new rear extension does not interfere with impacting their daylight.

### *Privacy*

The design of the development respects the surrounding privacy of the neighbours and their gardens, all windows on the first floor are either orientated towards the road at the front or the rear garden behind. Side facing windows are restricted to bathrooms and cloakrooms and will have obscure glazing. A further glass panel is proposed over the staircase to allow some daylight over the stairs, the panel will be obscure glass and fixed shut. Further details can be found on the submitted drawings.

### **Conclusion**

The proposed redevelopment of the property is considered to be an appropriate response in contributing to the need for a larger family home whilst endeavouring to promote a more positive and successful life for its occupants. The proposal allows for the optimum amount of development, but addresses any potential concerns regarding the sites constraints and respects the scale and architectural importance of its surroundings.

The form, bulk and materials to be used will allow the proposal to give the impression of a building that sits well within the context of the street scene without standing and will endeavour to compliment its surroundings and not compete with them.

The design of the development respects the surrounding privacy of the neighbours and their gardens and does not cause any additional issues with over-shadowing.

### **Appendix A : Feng Shui Philosophy**

Feng Shui, , also known as Chinese geomancy, is a traditional practice originating from ancient China, which claims to use energy forces to harmonize individuals with their surrounding environment.<sup>[1]</sup> The term feng shui literally translates as "wind-water" in English. This is a cultural shorthand taken from the passage of the now-lost Book of Burial recorded in Guo Pu's commentary: Feng Shui is considered pseudoscientific.

Feng Shui is one of the Five Arts of Chinese Metaphysics, classified as physiognomy (observation of appearances through formulas and calculations). The feng Shui practice discusses architecture in terms of "invisible forces" that bind the universe, earth, and humanity together, known as qi.

Historically, Feng Shui was widely used to orientate buildings—often spiritually significant structures such as tombs, but also dwellings and other structures in an auspicious manner. Depending on the particular style of Feng Shui being used, an auspicious site could be determined by reference to local features such as bodies of water, or stars or the compass.