

DESIGN AND ACCESS STATEMENT

For

2 Lewell avenue, Marston, Oxford.

General Background

This single family dwelling is a 2 storey semi- detached property on a medium sized corner plot.

Design Statement

The proposal is to extend at the rear and side of the property with two storey and single storey extensions, in order to create a bedroom and en-suite at first floor level and more living accommodation at ground floor level.

These extensions would be the same as other extended properties on this estate at Marston.

This alteration would create a more useful space for a growing family at ground and first floor level.

These alterations will be built in a simple and sensitive way using materials to match the existing, whilst also reflecting a similar pattern of domestic architecture to its neighbours.

The extended work would not cause loss of light to any habitable room windows.

Access Statement

The existing front entrance with pedestrian and vehicle access from the highway will remain the same. There is adequate parking for 2 vehicles at the rear of the property. There will be toilet accommodation at ground floor level which will be suitable for disabled persons.

On the basis of the above, I believe the design submitted is appropriate for the site and location.