

## Design and Access Statement

### Name and address of proposed development site –

Matthew Blurton & Bela Tiwari  
8 Cotswold Crescent  
Marston,  
Oxford,  
OX3 0SG.

### Proposed Development –

Proposed formation of 1No. rear dormer, insertion of 1No. roof-light to rear roof slope, insertion of 3no. roof lights to front roof slope in association with loft conversion. Insertion of 1No. window and 1 No. sliding door to the rear elevation. Replacement fenestration to rear and partial side elevation. Removal of 1no. chimney to side elevation and the installation of flush fitted solar panels to the south elevation.

### Assessment of the surroundings of the proposed development –

Cotswold Crescent is a residential crescent with houses facing onto a council owned green space. Quiet, with a new school nearby.

### Consultation -

Statutory notices will be displayed in the local area as the planning process proceeds.

### Evaluation –

We employed an architect familiar with the area to help ensure the minor alterations were in keeping with the existing building and surrounding properties.

## DESIGN COMPONENTS

### Proposed Use(s) -

The alterations are in keeping with surrounding properties, many of which have been extended in a similar way.

### Layout -

Layout and finishes were discussed with our architect before the plans were drawn up.

### Scale –

Compared to many extensions in the area, the scale of the alterations is small.

**Landscaping –**

Landscaping is unaltered from existing

**Appearance –**

The pitch of the dormer roof was matched to the existing hip roof and materials and finishes matched closely to the existing. The new windows and doors were picked for their energy efficiency and the colour chosen was a personal choice. We chose to have the solar installation flushed into the roof to minimise the visual impact on the property from the public road.

**ACCESS COMPONENTS****Technical advice -**

*None*

**Relevant Policies -**

None regarding Access

**Degree of access**

Good access to the property that remains unaltered

**Future access requirements**

The property is a bungalow with full bathing and toilet facilities on the ground floor.

**Emergency access**

There is good emergency access to the property.

Prepared by;  
M Blurton  
07.05.21