

## Replacement porch.

4 Langston Villas, Station Road, Kingham. OXON OX7 6UW

### DESIGN + ACCESS STATEMENT.



*Front elevation (facing West) - #3 to right.*

#### 1. SITE ASSESSMENT:

4 Langston Villas is a semi-detached stone property accessed off the B4450 (road between Kingham station and Churchill). #4 is the final property on the lane, beyond #4, to the north is agricultural land. To the west of the lane is Langston Priory Workshops that contains a variety of different business types.

The house original house is constructed using Cotswold Stone under a plain clay tile roof. To the North, a two-storey side extension and garage has been added using faux stone concrete blocks. On the front (west) elevation is a modest single storey stone porch.

At the front of the house is a gravel parking area, the rear garden that extends approximately 200m is predominantly laid to lawn with a variety of mature trees.

The house is not listed and is not within a Conservation area.

*The site has not been identified as being at risk from flooding.*

#### 2. PROPOSAL:

This planning application seeks approval for the construction of a new, larger front porch.

### 3. DESIGN / BRIEF:

The existing porch is very cramped (1.4m x 1.55m) and does not provide sufficient space to take off coats etc before entering the main house. The Applicants, who have 2 growing children would like to create a porch that can contain more than one person at a time.



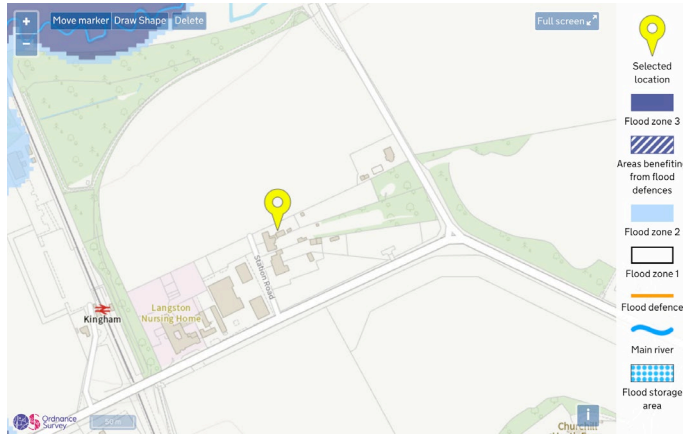
*Existing porch*

The existing porch will be carefully taken down with stone being set aside for re-use. A new larger porch will be constructed using as much of the reclaimed stone as possible. To the side of the front door a glazed screen will be provided to provide visibility and natural light. Additional natural light will be provided via Velux roof lights. The roof of the porch will be duo-pitched with a plain clay tile covering. A number of different designs were considered but due to the technical limitations of clay tiles a gable design was considered the most appropriate. The existing porch is clearly 'of centre' between the 2 front facing dormers – the new porch goes a long way in addressing this imbalance.

Within the porch there will be space for coat and shoe storage plus a modest seating area for tying laces etc. In addition to the construction of the new porch the structural opening into the original property will be increased to make circulation easier. A previously blocked in opening off the hallway into the living room.

#### 4. LANDSCAPING / ENVIRONMENT:

No hard or soft landscaping is proposed. No trees or natural habitats will need to be disturbed to construct the porch.



*The site has not been identified as being at risk of flooding.*

#### 5. ACCESS:

Neither the pedestrian nor vehicular access will be affected by the construction of the larger porch. Within the existing porch is a small (110mm) step up into the main house – the floor level of the new porch will be set to eliminate this dangerous step.

#### 6. SUMMARY:

- The existing porch is cramped and not suitable for purpose.
  - The scale of the new porch is appropriate to the existing building.
  - The new porch helps to bring balance to the front elevation.
  - The materials selected are sympathetic to the property.
  - The existing access will not be affected by the work.
  - There will be no over-looking as a result of the new porch.
  - No natural habitats or trees will be disturbed.
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