

Design & Access Statement for 30 Highfield Avenue, Oxford, OX3 7LR



October 27th 2023

Prepared by
Richard Prangle
Project & Operations Manager (Architectural), Cherwell Design & Build

Existing site

30 Highfield Avenue is a semi-detached property in Headington, built in the 1930s.



Planning History

As search of the Oxford City Council Planning website revealed no application history.

Design Concept

The proposal consists of the following key elements:

- The demolition of an existing porch;
- A single-storey wraparound extension incorporating:
 - An open plan kitchen/dining/living area to side and rear, and;
 - A utility room, shower room and boot room to side and front.
- A loft conversion/enlargement including a new dormer to rear elevation
- A conversion of an existing outbuilding to a garden room/home office;
- The replacement of existing fenestration.

The aim of these proposals is to both modernise the existing dwellinghouse and create additional contemporary space for the growing family who reside there. This includes open plan living where all family members can congregate, the creation of a master bedroom and ground floor facilities that in tune with modern living.

Materials

A combination of new materials and the matching of those existing will give the dwellinghouse a contemporary feel whilst respecting its original appearance. The ground floor extension will include both matching brick and render to the rear elevation. The dormer will be clad in wall-hung tiles, matching those on the existing roof whilst a Juliet balcony and full-height windows add a modern twist.

Grey aluminium fenestration, both new and replacing existing, will improve on the current white UPVC. Indeed, high-quality design, materials and building work will undoubtedly improve the dwellinghouse's appearance from all aspects.

Access

Off-road parking for the clients' vehicle is unaffected by the proposal. Pedestrian access is also unaffected.



Flood Risk Assessment

According to information at <https://check-long-term-flood-risk.service.gov.uk/risk> 30 Highfield Avenue is at very low risk from surface water flooding or from rivers and seas.

Additional assessments

- **Daylight/Sunlight**
 - The proposals will not impact on neighbouring properties. The proposed rear dormer does not extend the rear line of the existing dwellinghouse.
- **Biodiversity**
 - Upon inspection, there appeared to be no wildlife habitats or protected species present in or around the existing site. We are therefore confident that no such measures need to be taken to protect any such species or wildlife.
- **Noise impact**
 - As a householder extension there is no noise impact.