

PROPOSED EXTENSIONS & ALTERATIONS, 7 Quarry Hollow, Oxford.

DESIGN AND ACCESS STATEMENT

This Design & Access Statement has been produced by IC Architects to accompany the application to Oxford City Council on behalf of Amelia Trow.

DESIGN STATEMENT

1. 7 Quarry Hollow is a three bedroomed terraced dwelling in need of significant updating.
2. The property is in the Headington Quarry Conservation Area but is not close to any Listed Buildings.
3. This proposal is to extend the ground floor at the rear to provide overall additional living space that will be Kitchen & Dining areas & also enable the creation of a ground floor toilet facility. In addition a small porch entrance extension is proposed on the front elevation & an outside toilet structure at the rear is to be removed with the "party" dividing wall & roof being made good as necessary.
4. Materials will be generally render with roofing to the porch being tiles to match the existing roof & on the single storey rear extension will be a grey HP felt. A roof lantern will be included to the rear extension.
5. A shared common foul drain runs across the rear of all the properties in Quarry Hollow & a build over Agreement will be sought from Thames Water.
6. The proposed design will not create any new overlooking scenarios & will not cause any overshadowing of adjacent properties.
7. On the basis of the above we believe that the design submitted is appropriate for the site and location, has due regard to the amenity of neighbouring properties and will not have an undue visual impact in relation to its surroundings.

ACCESS STATEMENT

1. This statement relates to a proposal to extend and internally alter an existing dwelling.
2. The existing pedestrian access is off of Quarry Hollow with garage accommodation located to the rear of the property.
3. Access for emergency vehicles will remain as existing.
4. Waste/recycling bins can be located adjacent to the dwelling at the north end of the plot.
5. There will be no increase in traffic movements to & from the site as a result of this proposal.
6. The new accommodation will comply in all respects with Part M of the current Building Regulations relating to the principal approach surfaces and accesses with flush thresholds to the proposed porch extension.