



# DESIGN AND ACCESS STATEMENT

7 Aldrich Road, Oxford, OX2 7SS

## Abstract

This Design and Access Statement prepared by Precision Architectural Services in support of an Application for a single rear and side rear extension, with a replacement ancillary building.

## Introduction

This document is in the support of planning application for the following changes to the existing property and currently under a Full Plans application.

- Single storey side extension and single storey replacement extension.
- Installation of new rear windows and windows to the side and rear of the property.
- Demolition of outbuilding (shed) to create an ancillary building.

The application site is located in a residential road in the suburban area of Cutteslowe in Oxford, the design has been done to enhance and slightly enlarge the current space, to accommodate the occupants who have outgrown the existing property.

The design of the proposed development has used local materials and renders to match the existing character of the original dwelling without having any major impacts to the street scene of the local area.

## Site Description

The existing dwelling is a double storey 4 bedroom end-terraced residential dwelling located in a residential area of Oxford.

The existing dwelling has a traditional appearance which is in keeping with neighbouring dwellings. On the external elevations the property consists of brickwork and composite cladding in addition to this, the external windows of the dwelling are of u-PVC or similar film coated plastic material, and the external doors is of are all composite or u-PVC or similar.

The purpose of the application is to accommodate for the current and future homeowners to use the space in their home effectively and improve the quality of living.

The dwelling is not located within an area of designated land and lies within Flood Zone 1, thus meaning there is low risk for flooding to occur at this property.

The existing dwelling has no sign of bats or any other wildlife present so there is no fear for impacting on any protected species.

The dwelling has a masonry wall to the rear and timber fencing, on the boundary lines and this will remain unchanged in this application.

## Design and Access

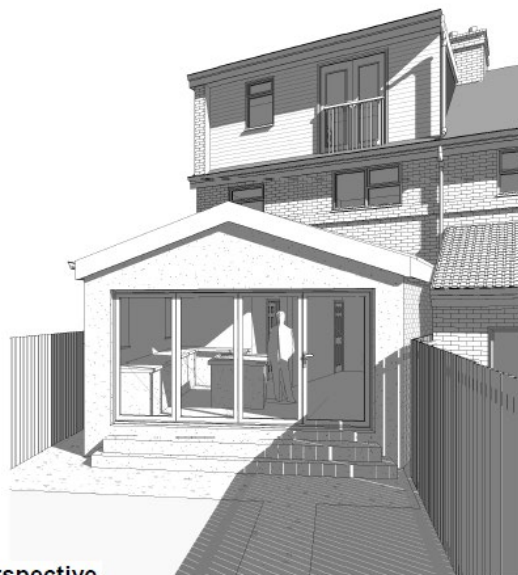
The proposal is for the following:

- Single storey side extension and single storey replacement extension.
- Installation of new rear windows and windows to the side and rear of the property.
- Demolition of outbuilding (shed) to create an ancillary building.

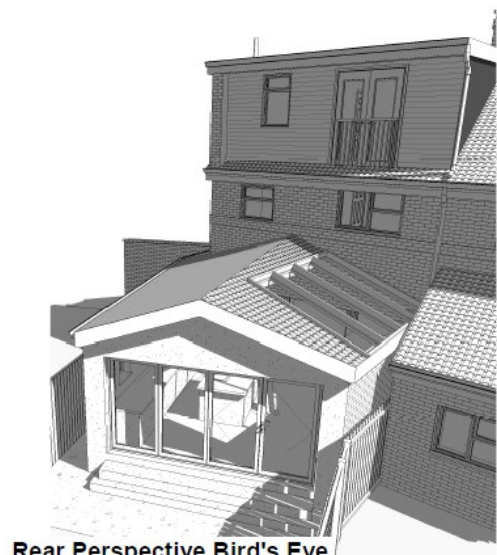
The extension has been designed in a way where it does not impede the access of the current/future homeowners and the surrounding properties. The extension is to be built of a similar finish, slate/tiles and architectural features so that can it fit in with similar neighbouring properties within the area. The windows, roof lights and door of the proposed extension are to be made up of suitable composite materials to tie in with the existing dwelling and neighbouring dwellings. The new windows complement the dwellings and have no major visual impact to the public eye from the main road/public highway.

The proposed extension on the ground floor is to have a new utility and kitchen which is highly needed in a growing family, and provide a more comfortable family space to cook and dine.

Suitable design, materials and construction are to be utilised so that the property can satisfy the needs of all of the relevant Building Regulations.



Rear Perspective



Rear Perspective Bird's Eye

Proposed sketch of Proposed Design

## Scale

To coincide with planning portal recommendations on extending a property it is a requirement, that no more than half the area of land around the "original house" would be covered by additions or other buildings.

Existing Site (Total area of land): **167.53m<sup>2</sup>**

Proposed dwelling after extension (Ground Floor): **67m<sup>2</sup>(GIA)**

Proposed dwelling after extension (Ground Floor): **14.5m<sup>2</sup>(GIA)**

This is the new floor area that is being proposed on the ground floor. **81.5m<sup>2</sup>**

Percentage to be used for proposed development and existing dwelling: **48.64%**

Remaining percentage of land area: **51.36% (all of this is amenity space)**

## Sunlight and Daylight

The dwellings are adjacent to the residential dwelling are not impeded as per the NPPF and planning guidance using the 25/45 degree.

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## Noise Impact Assessment

The existing development is not in an area where there are existing sources of noise, in addition to this the construction work will be done in line with party wall agreement with the neighbouring dwellings. All work carried out on site are to be done between standard working hours and must not cause a nuisance to neighbouring dwellings.

## Materials

### **Walls**

The proposed extension walls are to be finished with traditional masonry and rendered blockwork.

### **Roof**

The proposed roof is to be made up similar slate tiles.

### **Windows and Doors**

All new doors and windows are timber have traditional appearance that coincides with the existing building.

### **Boundary**

The boundary is to remain the same and unchanged.

### **Vehicle access and hard standing**

The vehicle is to remain the same and unchanged.

### **Lighting**

There will be no external lighting or changes.

### **Gutters**

There will be new guttering on the new extension and this will match the existing guttering already in place on the existing property.

## Waste

All waste is to be collected from the front of the property to avoid any unnecessary noise to the adjacent dwellings. The location this can be seen on existing and proposed floor plans.

## Conclusion

The proposed development seeks to enhance the existing property while providing additional living space for the occupants. The design approach is sympathetic to the character and appearance of the existing property and surrounding area. The proposed development will not result in any significant impacts on the surrounding area, and access and parking arrangements will remain unchanged. Sunlight and Daylight

The development is only internal changes only and there is no impact externally to the existing building and surrounding properties following these proposed changes.