

PLANNING, DESIGN AND ACCESS STATEMENT

28th of November 2023

1. Summary

1.1. This Supporting Planning, Design and Access Statement has been prepared by Alexandre Durão, Chartered Architect (RIBA number 20011737 and ARB number 077740D), on behalf of Mr. Scott and Mrs Irene Murphy. It accompanies a householder planning application for a single storey front extension.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within Oxford City Council. The location of the site is in 01 The Larches OX3 8DX.

2.2. This area is composed by residential properties, mainly two storey terraced houses, with some extensions done. The building is in walking distance to bus stops and local amenities. The building is provided by good and easy access to major routes.

2.3. The property is being used as a family home.

The Site

2.4. The site also has a small garden area at the back of the property and parking spaces at the front that we intend to keep.

2.5. We believe that the works we are proposing does not affect any existing buildings and/or neighbours. There is no loss of privacy or light due to the distance in between existing and proposed extensions. The neighbours two doors down (No. 03) have already implemented a similar design.

2.6. The current state of the building is good and the new extension will not have a great impact on the existing structure as it will be reinforced where necessary and according to structural engineer calculations.

2.7. We intend to maintain the existing premises to provide a good quality family home as well a good quality neighbourhood environment.

3. Planning Policy and Justification for Scheme

3.1. The proposed scheme was discussed with Nia George from the Council in October 2023 to get some pre-planning advice. She confirmed that the authority would support an extension to the principal elevation. Based on this pre-planning advice we are proposing a small scale front extension. We believe the proposed extension is in compliance with the Councils Local plan, design guidelines and recommendations. We believe this proposal is fair and will provide a good quality house.

3.2. We believe the overall principle of this extension will be welcomed by local residents and the reaction to this proposal will be quite positive as this is already in place at No. 03 The Larches. The proposed residential use, the exterior alteration, size and new layout of this residential home and quality of building will respect and improve the surrounding areas. Also the proposed materials already exist in the surrounding properties

3.3 Photo of the existing building:

3.3.1 Photo of the front.



4. Amount

4.1. The site is approx. 190 sqm in area. The house has approx. 56 sqm of gross construction on the ground floor and approx. 54 sqm of gross construction area on the first floor, in a total of approx. 110 sqm. With this proposal it would increase to a total of approx. 1 sqm (approx. 9.17 sqm on the ground).

4.2. Actual house on ground floor have access to approx. 134 sqm of amenity space in the form of private garden at the back of the house.

5. Layout

5.1. The proposed front extension on the ground floor aims to provide a spacious utility, shower room and entrance area.

5.2. We are keeping all the building structure and reinforce when necessary. All the changes outside of the building (both sides and back) will be done accordingly to the type of building and architecture.

We are complying with the light angles and the proposed extension will blend and respect the

existing house and neighbouring properties.

6. Scale

6.1. The scheme reflects the density and character of the surrounding area and is suitable in scale. There are no changes in heights or exterior shape of the building with exception of the new build extension. Works will be done according to the local character will respect any architectural relevant elements.

7. Design

7.1. The building is traditional in design and any interesting architectural elements are to be preserved. Some interiors will be new, with renovated plumbing, gas and electricity but properly connected to the existing ones.

7.2. All compartments have a good outlook and plenty of natural light to ensure a high quality living environment and comply with space standards.

7.3. Woodwork and roof tiles are to be checked, treated and/ or substituted if necessary.

7.4. The proposed works are based in a process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from sitting to design, construction, operation, maintenance, renovation, and demolition. The proposed works and materials expands and complements the classical building design concerns of economy, utility, durability, and comfort. The common objective is that this building is designed to reduce the overall impact of the built environment on human health and the natural environment.

8. Conclusions

8.1. The proposed works make the best use of existing building and land on this site with the addition of extra space at the front including a new entrance. The building sits comfortably in the street scene, reinforcing the existing properties, respecting them in terms of design and protection of amenity, and creates high quality living and amenity spaces for future occupiers.