

Design & Access Statement for 32 Hunsdon Road, Oxford, OX4 4JE



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Prepared by
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Existing site

32 Hunsdon Road is a terraced residential dwelling in Iffley, Oxford.



Planning History

As search of the Oxford City Council Planning website revealed the following:

- 1952 – private garage
- 1982 – single-storey rear extension
- 2005 – double-storey extension
- 2007 – conversion of property to two dwellings
- 2020 – loft conversion and rear dormer
- 2021 – installation of air source heat pump (retrospective)

Design Concept

This Design and Access Statement accompanies a modest proposal to erect a further single-storey rear extension to the property to a length of 2m. This includes replacing the flat roof to the existing single-storey extension and combining it with the new roof to simplify and improve the overall aesthetic.

The two single-storey elements will combine with other rooms to form a large open-plan kitchen/dining/storage/lounge area. The ground floor WC will also be relocated to accommodate this new space.

The extension and the open plan space are designed to better meet the needs of our clients' growing family. The combined living area will be better suited to a modern lifestyle allowing all family members to be congregated in the same space. The use of bi-fold doors will also create seamless access to the garden.



Materials

As stated, the existing flat roof will be combined with a new flat/mono-pitched roof, built with single ply membrane. The walls of the new extension will be rendered and painted to match those existing. A set of four bi-fold doors framed in grey aluminium to lend a contemporary aesthetic and tie the design in with an existing garden studio.

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> 32 Hunsdon Road is at very low risk from surface water flooding or from rivers and seas.

Additional assessments

- **Daylight/Sunlight**
 - The combined flat/mono-pitched roof is a key factor in ensuring the proposals will not impact on day light reaching neighbouring properties.
- **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.