



## **GDG Plan** Design Statement

DESIGN AND ACCESS STATEMENT  
MRS. F GROVE & MR A LIGHT  
OLDE WELL COTTAGE  
109 STATION ROAD  
BRIZE NORTON  
OX18 3PT

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#### HISTORY OF THE SITE

Main dwelling is of traditional stone with stone surround to windows and stone tiles to main roof, there has been several extensions, the first being a two storey with similar stone, but with timber windows, with timber lintels, the roof is of natural slate. two further extensions at single storey which formed a playroom and a garage, the later being of stone with natural slate, there has been further recent applications, 1999 for a garage and 2023 for change of use for self-contained bed sit.

Ariel location

The recent Planning application for self-contained bed sit.

This was for the daughter and her partner to live in short term, however as their circumstances have change, there is an addition due, there was the prospect of looking for larger accommodation, the prices and range of affordable housing in the area has meant that an alternative option was sought.

As her partner is a builder, the most cost affordable option was the extension of two bedrooms.

The overall scale of the extension sits well within the plot, materials and fenestration will be kept in the main to blend in with the existing structure.

No extra parking will be needed, nor will there be any additional loading on the drainage, as the existing self-contained unit has a bathroom.

There will still be access from the main dwelling to the self-contained bed sit, and there is no intension to either sub let or sell this as a separate dwelling.

Build.

All aspects of the construction will be to the highest insulation requirements, walls 350mm thick with full fill cavity insulation.

Roof insulation will be to current building regulation, as will floor insulation.

Windows will be 28mm double glazed high energy efficient glazing.

Rain water will be to SUDS soakaways.



# Materials

## WALLS.

New front elevation "farmington" stone, rear elevation smooth render.

## FRAMES

Pvcu black framed with Insulated glass

## ROOF

Slate to match lower roof line.

## FLOOD RISK

Surface water is mild as groundwater

