

LOFT CONVERSION PLANS LTD

Hemmings, Hampton House Farm, Kineton, CV35 0JH

DESIGN AND ACCESS STATEMENT

Mr Wenban-Smith & Ms Collins,
96 Davinity Road,
Oxford,
OX4 1LN.

Date:- 24:1:2024.

- 1) **GENERAL :-** This statement has been prepared to support a Planning Application for the formation of two habitable rooms in the roof-space with the provision of Rear facing dormers 2No Velux rooflights .
- 2) **SITE ANALYSIS :-** The property is a 4 bedroom end terrace house. The house is a traditional brick built property situated in a street scene of houses of varying designs.
- 3) **CONTEXT ANALYSIS :-** The site is in single family occupation.
- 4) **POLICY CONTEXT :-** Not applicable.
- 5) **MOVEMENT :-** Not applicable.
- 6) **ACCESS :-** Site is accessed regularly by the property owner and family, and has multiple parking spaces.
- 7) **CHARACTER :-** We do not feel that the external character will be adversely altered by the provision of the Rear dormer window, as there is no standard design theme in the surrounding area .The use of Velux rooflights (1.2m x1.1m) will also have no effect on the neighbouring properties, as they face the front and rear of the property.
- 8) **COMMUNITY SAFETY :-** Not applicable.
- 9) **ENVIRONMENTAL SUSTAINABILITY :-** All exterior materials are to match the existing materials found on the site, namely tile hanging to the vertical faces, and the roof of the proposed dormer, and materials to be sourced locally wherever possible , in order to reduce the carbon footprint to a minimum.
- 10) **MOVEMENT TO, FROM WITHIN THE DEVELOPMENT :-** Not applicable.

I trust the above proves satisfactory, and assure you of my best attention at all times.

Yours faithfully,

M.W.Darby.