

## **Design & Access Statement**

This design & access statement has been produced by Hazlemere Windows Ltd on behalf of the client to support the Planning application. The property concerned is 1 Fairfax Avenue, Marston, Oxford, OX3 0RP.

Previous planning applications;

Demolition of existing conservatory erection of rear conservatory 2002 ref 02/00805/FUL.

Side extension to existing conservatory. 2001 ref 01/02249/PDC.

## **Design Principles**

The design in principle is the demolition of existing conservatory & replace with a single storey extension to the rear of the property.

The new Ultra 380 lightweight tiled roof is a complete warm roof system with no cold bridging. It will have a grey fascia & soffit with black gutter & downpipe.

The roof is precision engineered & manufactured to the exiting specifications so no cutting, trimming or battening is required which means less mess & disruption to the existing house. The roof is fully insulated & eliminates the risk of condensation.

The roof will retain the warmth in winter & will keep the room cool on a hot day which produces a U-value of 0.17 or better with the components & complete structure both being fully fire tested.

The walls will be constructed in brick to match the existing house.

The doors will be constructed in Anthracite grey with double glazed sealed units to provide quality with a stylish look and efficiency.

## **Design Solution**

The new extension will complement the house very well. It will enhance thermal performance with a room that can be used all year round whilst being in keeping with the traditional design of the house & will be very little impact to the surrounding neighbouring properties.

## **Site Access**

The access to the site is via a gate to the side. This access will be ample access for the construction as no large machinery will be involved.

The existing access to the site will be unaffected & unaltered by the proposals.

Existing parking arrangements will be unaltered.