

28th March 2024

DESIGN AND ACCESS STATEMENT

140 Morrell Avenue, Oxford

The Site and Proposals

The application site contains a semi-detached property, set over 2 floors with front and rear gardens. The property is brick built with stone detailing to the front and has a pitched tiled roof.

The application scheme proposes to extend the existing property with a two storey side extension / single storey rear extension / loft conversion & associated renovation works.

The design of the side & rear extensions are to be traditional in style and are intended to complement the existing dwelling while providing light and airy rooms that meet the needs of modern living. The loft conversion has been carefully designed so as to minimise its impact from the road. To this end the main front hip line is retained and no roof windows are proposed within any front facings roofs.

The interior of the new extensions will be modern in feel with period features retained where appropriate. Internal ceiling levels will match existing as will finished floor levels throughout.

Please note that these designs are similar to a scheme already approved back in 2021 for 181 Morrell Avenue (21/01353/FUL).

Please note that near identical works are proposed for the adjoining property at 142. The intension is that both projects will be built at the same time and as such we would ask that these applications be tied to one another as noted on the drawings.

Landscaping

As existing.

Waste Management & Recycling

As existing. Refuse bins will be stored at the front of the house.

Amenity Space

As existing. The property has a generous rear garden.

Car Parking

As existing. The property has a drive area to the front.

Disabled Access

As existing.

Sustainability

While details of proposed building materials are not given, any new works will be inherently energy efficient using traditional load bearing construction. In addition to this, significant thermal upgrade works are proposed throughout along with the addition of an ASHP (air source heat pump) to the rear and solar panels on the rear facing roof.