

## **Design and Access Statement**

**Property Address** - 2 Billingsfield Cottages, Bicester Road, Aylesbury, HP18 0PS

**Date** - 2nd April 2023

### **Existing Property**

The existing property is a 3 bedroom traditionally built 2 storey semi detached dwelling house which recently received planning permission to extend the main house to the side and rear - 23/01084/APP

The property is situated within a generous plot with gardens front and rear and a access road to the side

There is also a derelict outbuilding on the site to the north eastern corner opposite the house

### **Client Brief**

The client wishes to extend the outbuilding to provide a garage, games/garden room and office above

Although there is ample land to provide the required floor space under permitted development on a single storey the client wishes to maintain the location of the property and mirror the style of the main house

## **Design**

### **Design overview**

To match the materials and style of the main house, a crown roof has been incorporated into the design to mirror the main house and keep the roof level lower to ensure that the outbuilding remains subservient to the main house

This is also in keeping with the outbuilding to the property adjacent

### **Additional area provided**

40m<sup>2</sup>

### **Proposed Materials**

Rendered block walls to match, uPVC windows to match and concrete roof tiles to match

