

## **DESIGN AND ACCESS STATEMENT**

Our Ref CSH/VJS

11<sup>th</sup> April 2024

### **RE REAR DORMER ADDITION AT –**

**3a York Road, Oxford, Oxfordshire OX3 8NW for -  
MRS BROOMFIELD**

The proposal is to install a dormer to the rear elevation of the property to provide additional headroom to allow for the installation of a shower room to the dwelling house on the already converted floor level.

The proposal does not extend beyond the ridge line or protrude beyond the plane of an elevation that fronts a highway.

Landscaping due to the nature of the proposal is not relevant in this case.

The existing property is a brick built house with a tiled roof. Our proposal is replace one of the existing roof windows with a small dormer to create additional headroom to allow for a shower room.

Access to the new room will be via the existing landing, designed around compliance with current building regulations part K.