

DESIGN + ACCESS STATEMENT.
The White House. Wendlebury. OXON OX25 2PW



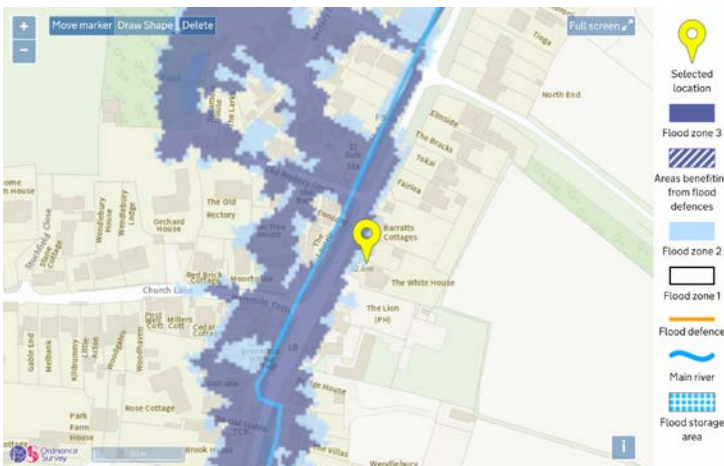
View from rear garden



View from The Lion car park

1. SITE ASSESSMENT:

The White House is a detached three-bedroom property arranged over two floors. The walls are coloured render under a slate roof. To the front of the house is a gravel parking area for over 4 cars, the rear garden is laid predominantly to lawn and is enclosed with a variety of fencing and walls. Adjacent to the house is the car park for The Lion public house.



The floor level of the property is set above the level identified as being at risk of flooding.

The building is not listed and is not within a Conservation Area.

2. PROPOSAL:

This application seeks approval for a rear extension to be arranged over one and two storeys. The extension will provide a dining space at ground floor with a fourth bedroom at 1st floor.

3. Design

Ground Floor:

A single storey extension will be added to provide a dining area. The walls of the extension will be coloured render, two pairs of folding sliding doors will be installed facing onto the rear garden and patio area. To provide additional natural light a roof lantern will be provided within the flat roof area above.

First Floor:

The 1st floor layout will be amended to create a fourth bedroom above the existing single storey element. The eaves level will match that of the master bedroom, this will result in a ridge line set below that of the principal roof. To ensure the new bedroom is of sufficient length the new west facing gable will extend beyond the adjacent gable by approximately 600mm. The gable end will be glazed and will contain a Juliet balcony – there will not be pedestrian access onto the flat roof below. To provide a room with adequate headroom a concealed dormer will be provided within the valley space of the two gables – the dormer will not extend the full length of the extension. The dormer will be clad in zinc to ensure that the dormer blends into the slate roof slope.

No windows will be added in the south facing wall (looking towards The Lion). Rooflights and sky-tubes will be used to introduce natural light into the house without creating over-looking problems.

4. ACCESS:

The floor level of the extension will match the existing levels. The site sufficient parking spaces to the front of the property.

5. SUNLIGHT ASSESSMENT:

No additional over-shadowing of adjacent properties will be created as a result of the proposal.

6. NOISE IMPACT ASSESSMENT:

No additional noise will be created as a result of the proposal.

7. LANDSCAPING / ENVIRONMENT:

No known natural habitats will be disturbed as a result of the works. No trees will need pruning or removing to allow for the works to proceed. The new works will, at the very least meet current Building Regulations. The extension will be heated via the existing air source heat pump that serves the property.

8. SUMMARY

- The scale and design of the extension is appropriate for the property and the site.
 - There will be no over-looking as a result of the proposal.
 - There will be no over shadowing of adjacent properties as a result of the proposed works.
 - The works will not be visible from the road or any public footpaths.
-