

Design and Access Statement

ASHBERRY HOUSE, WINCHESTER ROAD, BOTLEY, S032 2BX

NOVEMBER 2022

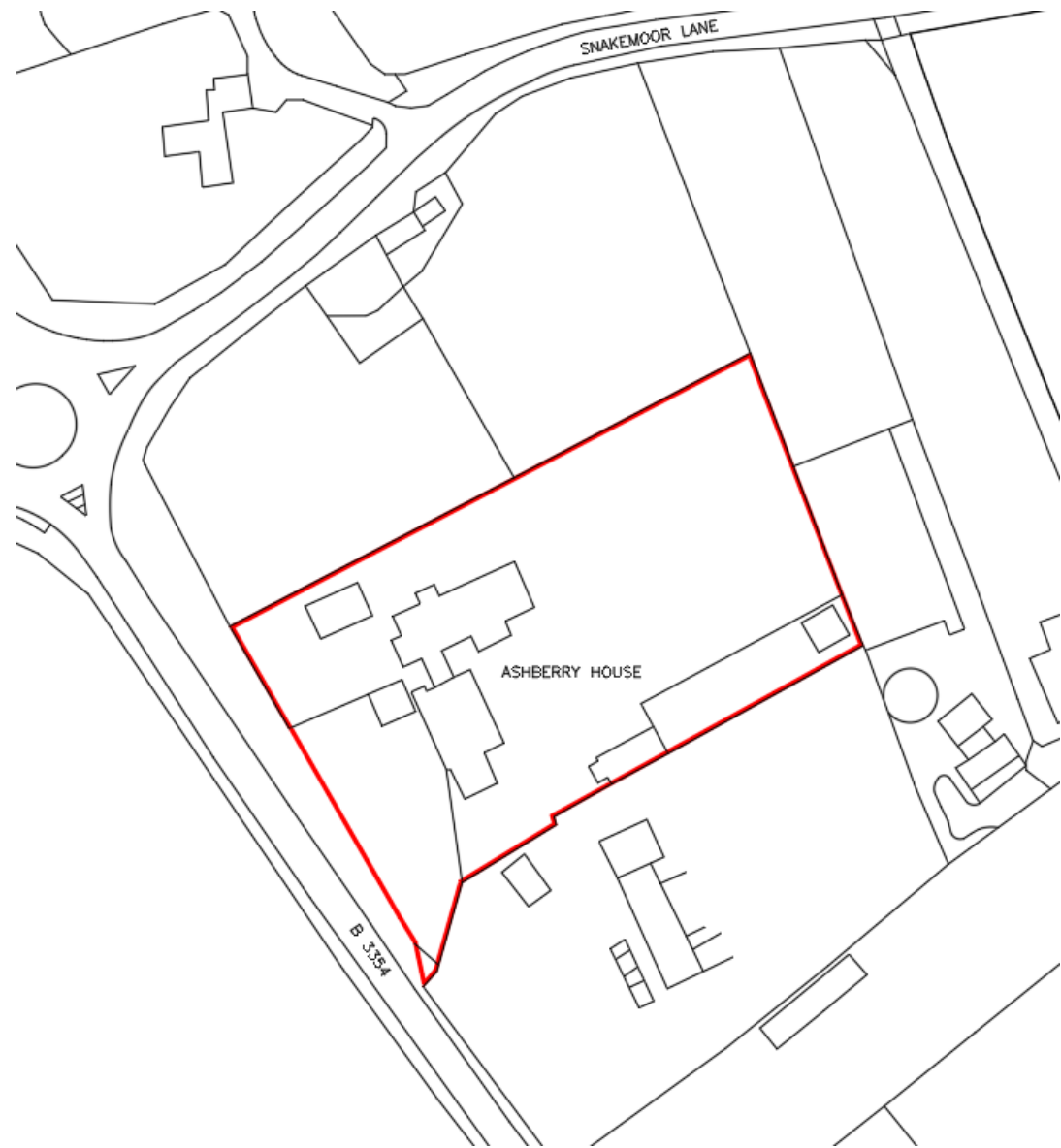


This statement supports the householder application for the proposed extension at Ashberry House, Winchester Road.

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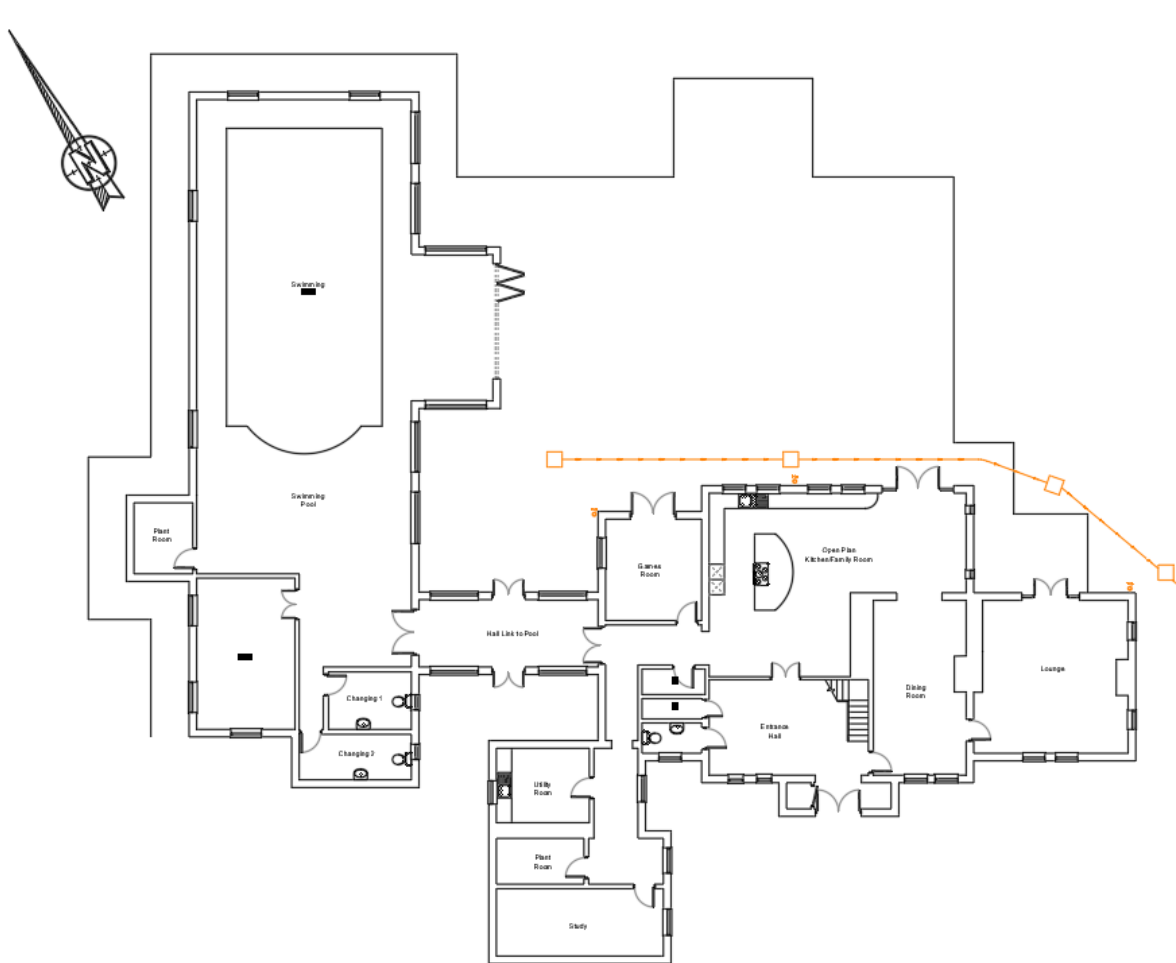
1. Location



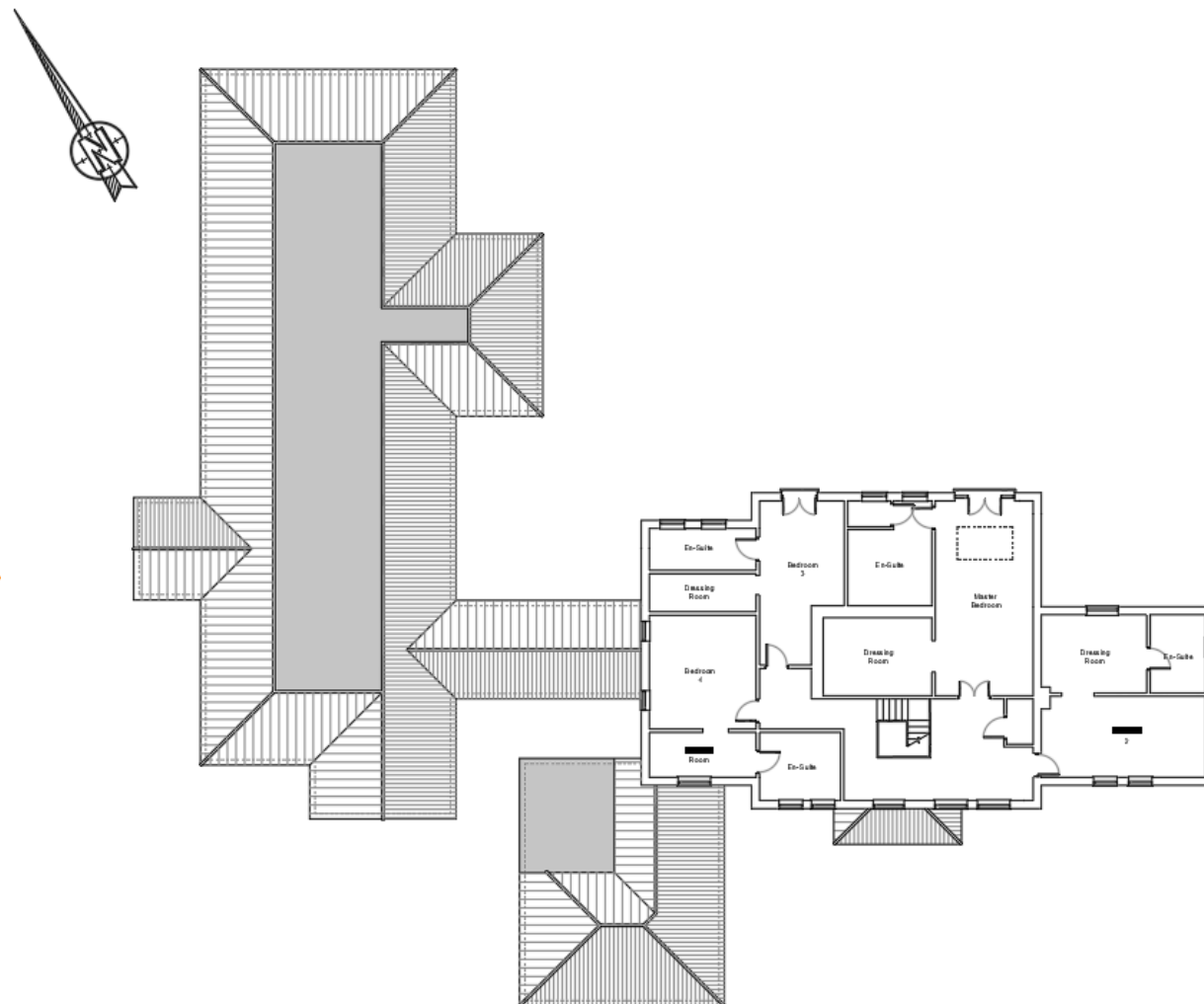
2. Existing Site

The site is positioned on Winchester Road and is approximately 1.723 acres. The existing dwelling is a four bedroom property and has four outbuildings on the plot.

In 2018, the site underwent major refurbishment with a rear two storey extension and erection of a triple garage. (Application References: H/18/83486 and H/18/83714).



Existing Ground Floor



Existing First Floor

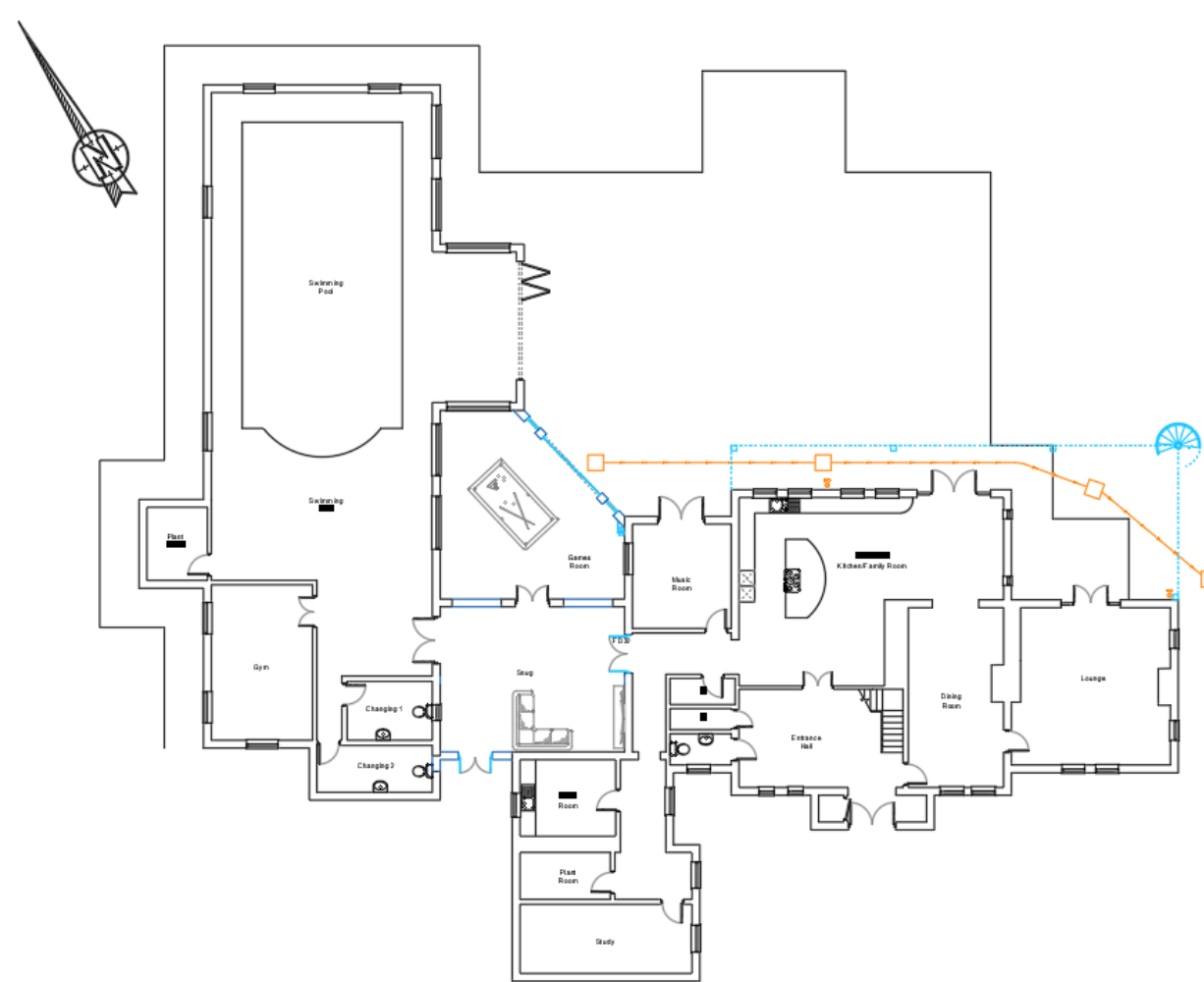
3. Proposed Extension

The proposed works is to extend out into the two alcoves between the main house and the single storey entertainment wing as well as erect a balcony, with access from three bedrooms and a spiral staircase into the rear garden.

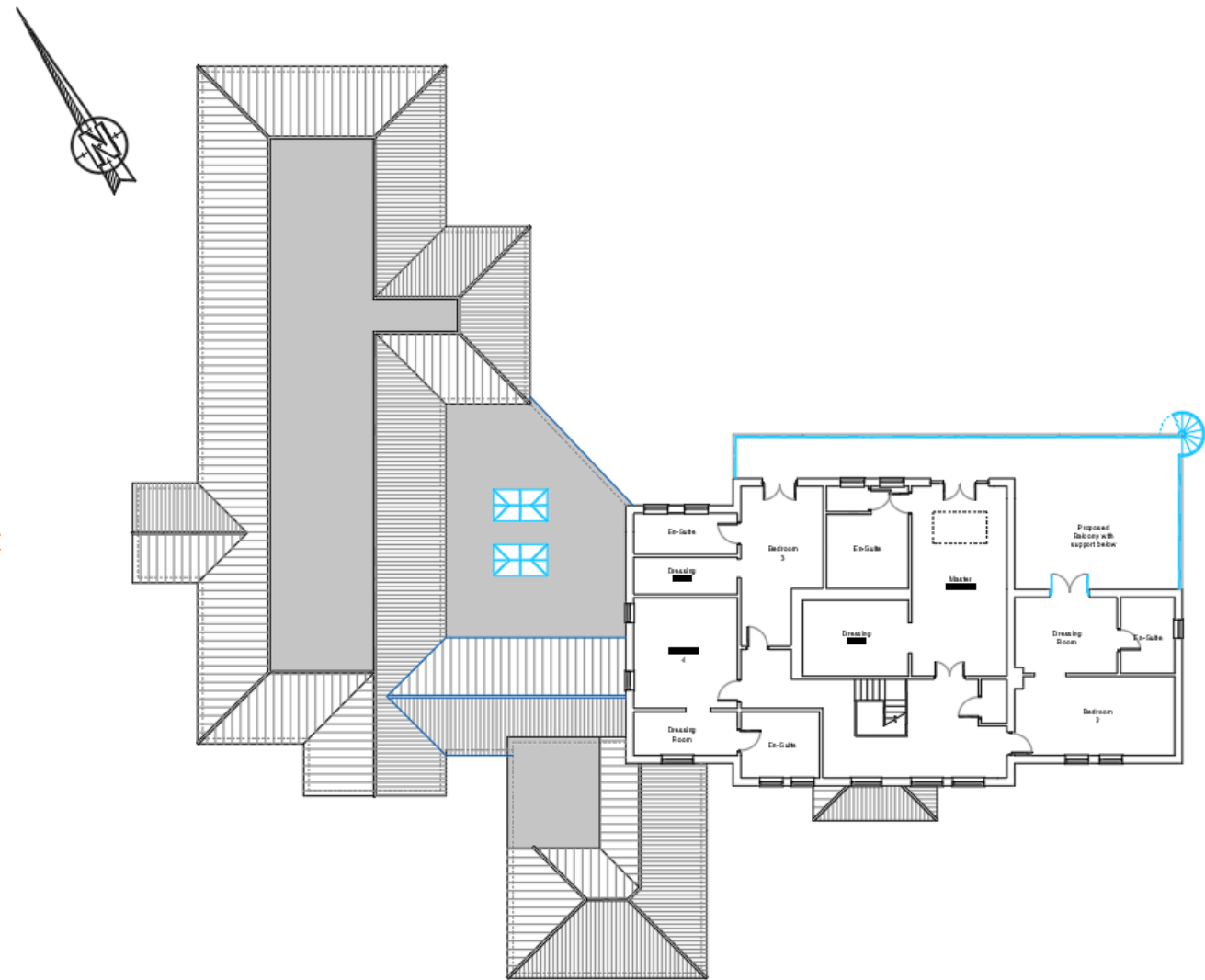
The proposed extension is 64m², extending out to both the rear and front elevation. It is proposed to have a rendered finish, with all materials matching the existing.

The balcony will be approximately 2.6m above external ground level and will be supported by multiple posts and a corner spiral staircase. It is proposed to have glass panels.

The proposed balcony will only be accessible and viewed from the rear elevation.



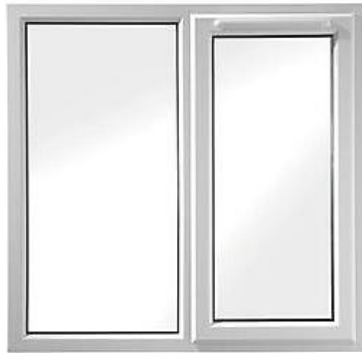
Proposed Ground Floor



Proposed First Floor

4. Material Palette

We are proposing the following materials for the development:



White UPVC doors
and windows



Plain Clay Roof
Tiles to match
existing



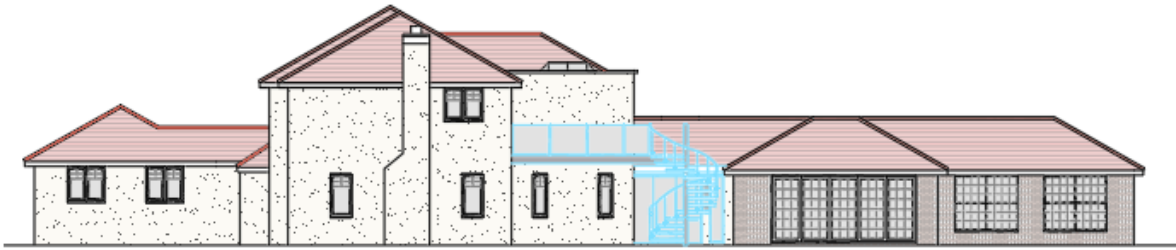
White Render



White Fascias,
Soffits and
Rainwater Goods



Glass Panels for the
balcony.



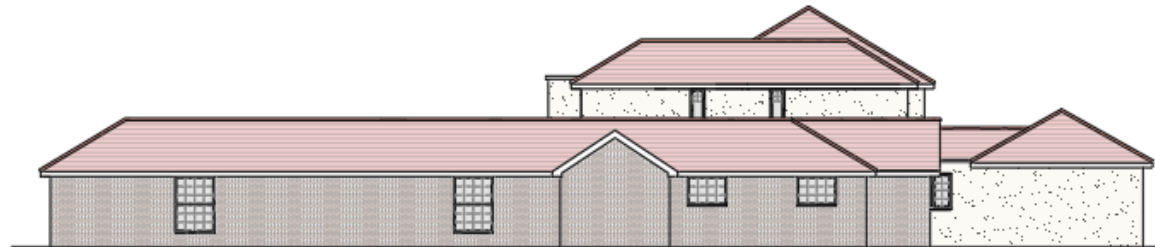
South Side Elevation - 1:100



Front Elevation - 1:100



Rear Elevation - 1:100



North Side Elevation - 1:100



MR. AND MRS M. TOTI			
ASHBERRY HOUSE WINCHESTER ROAD BOTLEY OXFORD OX2 2EX			
PROPOSED ELEVATIONS			
1:100 @ A2	SEP 2022		
KAD	MR	A	PP

5. Environmental – Flood Risk

The site is marked to be within Flood Zone 1 meaning that there is little to no risk of flooding.



6. Sustainability

A number of sustainability measures have been incorporated into the design of the proposal:

- The external envelope of the new extension will be constructed to ensure high thermal performance, to minimise the heat demand of the building.
- The careful positioning of glazing will maximise daylighting, minimising the requirements for artificial light during daylight hours.
- Sustainable, local materials will be used in the construction where possible.

7. Highways

Access to the site and parking within the site remains unchanged.

8. Conclusion

The proposed design has been carefully considered to ensure it sits comfortably within its context and is appropriate in scale and form.

The proposals look to significantly improving the amenity of the existing four bedroom property.

We therefore hope that the council will be able to agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the NPPF.