

Planning Application Garden Office with Basement 218 Headington Road, Oxford, OX3 7PS

Further Information

The need for a Garden Office and Fitness room is due to recent health measures and requirements for working from home. The home-owner also needs additional space for laundry, due to limited space available in the dwelling. A basement is planned to reduce impact on the available green space.

There is no adverse impact from the building on current levels of light enjoyed by other properties. The building is not located in a conservation area and there are no heritage assets at the site. No significant noise levels will be generated at the site, and it is not close to any existing sources of significant noise. There are no transport implications for the development as the building is for the current dwelling owners use, and there will be no loss of parking areas.

There are three trees with a trunk greater than 150 mm at 1.5 m above ground level in a neighbour's garden at 5m from the development as indicated on the plan. These trees are Cupressus × leylandii, and approximately 15 m high.

Smaller trees in the current garden include apple fruit trees and a silver birch (Betula Pendula); these trees are unaffected by the development. A small pear tree will be removed for the development and replaced by another tree after completion.

The building does not extend to the full width of the garden; there is a green corridor between the main areas of the garden and the far end of the plot that is currently a vegetable garden and wild grass area, which will be retained.



Geological section has been confirmed by trial pit as 400 mm topsoil over silty SANDSTONE (Temple Cowley Member) bedrock. There is no indication of previous contamination on the site from historical maps and none was in evidence in the trail pit. Ground water encountered at -1.3m.

Basement will be waterproofed to Grade 3 (Habitable) to BS8102 using a combined external waterproof membrane and internal cavity drain. The continuous membrane under the slab will have a hydrophilic impregnated membrane (self-healing up to 10mm) with fabric weave bond to underside of insitu concrete base slab. The membrane will be taped and sealed at the edges to a 2 coat spray-applied membrane on the basement walls. Basement will include a sump pump pit collecting any additional moisture through internal cavity floor drain.

Manually operated windows at south end and manually operated ventilation roof lights at the north end will allow cross ventilation in the basement to naturally control humidity. During the daytime, the basement will be partially naturally lit by the high level glazed vents at the southern end, and by large external roof lights at ground level at the north end.

Double glazed tall windows at ground floor on the north elevation will provide a good depth of natural light at ground floor during daylight hours, combined with a south facing roof light with internal blind.