APPLICATION: PP-09518717

APPLICANT: Susie Prichard-Casey

LOCATION: 80 Great Clarendon Street, Oxford, OX2 6AU

PROPOSAL: Freestanding outbuilding in rear garden for working from home

CONTAMINATION ASSESSMENT STATEMENT:

This outbuilding is is a timber structure sitting on the ground. The construction methods avoid the risk of contamination by using only inert or natural products such as timber where the building interfaces with the surrounding terrain.

We build timber bases for our garden rooms using protected external carcassing timbers, damp proofing materials, and steel piles. We do not use concrete nor do we sink footings. The base is the same shape as the footprint of the garden room that we are building. We design and build the base from scratch on site to provide the maximum strength, damp proofing, insulation, rigidity, and protection from invasion by animal and insect life. We use materials that consume as little as possible of the maximum height allowed for our buildings.

To support the base we employ steel piles. We prefer not to use concrete for cost and environmental considerations. To anchor a base into the ground, we bolt it at strategic points to the requisite number of piles to prevent it moving up and down, or sideways. How many piles we use, and which variation, depends on the starting point. We have built on various sites as a starting point, ranging from loose sandy soil on a hillside to solid reinforced slabs left over from previous buildings, and many variants in between.

The piles are constructed from galvanised steel ground screws that are sunk deep enough into the ground to reach the solid layers below the surface (typically 750mm).