



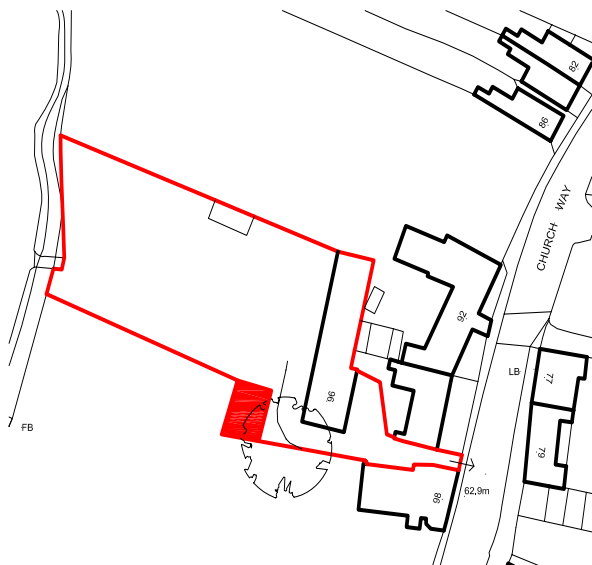
for Mr & Mrs J Brown

Planning, Design and Access Statement

for

Proposed Garden Office/
Annexe

The Malt Barn, 96 Church Way
Iffley,
Oxford, OX4 4EF



01 March 2021
Mbi_GA_01.03.21 RevA 07.03.21

Contents:

Introduction

Part1 -The Process

- 1.1 Assessment
- 1.2 Consultation
- 1.3 Evaluation
- 1.4 Design:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Precedents

Part2-Access Statement

Part3-Conclusion

Preface

This Planning, Design and Access Statement is prepared by James Cauwood of CWD Architects in support of the Planning Application for Mr and Mrs Brown for a garden annexe/ home office in the garden of The Malt Barn, 96 Church Way, Iffley.

James Cauwood has worked in Oxford over the past decade and has established a reputation for quality in architecture and design with several design and conservation awards. He undertook the conversion work to the main barn on the site in 2014 working with Mr and Mrs Brown.

Part 1:

The Process

1.1

Assessment

The proposal consists of a garden building to provide a home office ancillary to the existing barn conversion, replacing the current garden shed with a high quality design and construction in keeping with the barn aesthetic of the main building. The site is located to the rear of The Malthouse, Malthouse Cottage and River Meade to which the barn was at different times formerly attached before conversion to a separate residential dwelling by the present owners in 2014-15. The property is accessed directly via Church Way, Iffley.

The proposals are in the curtilage of the Grade II listed barn conversion which dates to the C16-17. The building and site have been considerably altered in the past, and have been variously used as a store, garage and workshop before its current residential use.

The building has a ramp to the west and north elevations which incorporates a retaining wall which will be retained by the proposal. The proposed siting of the garden annexe is currently the site of a garden shed and storage area which is already excavated and level and will require no further digging out or alterations to the ground levels and no alterations to the listed building or attached structures.

The site boundary is defined by existing retaining walls and fences and is visually screened from its surroundings and is not visible from the public domain. There is a large beech tree on the area of raised ground to the ramp for which a tree survey will be provided and any required protection and foundation design will be undertaken to avoid damage to the tree above or below ground.

The annexe is required as home office and additional space by the Brown family ancillary to the main dwelling.

1.2

Consultation

The neighbours at number 98 Church Way have been informed and raised no objections to the proposals or alteration to the boundary.

Arboricultural advice including is currently being undertaken to assess the tree protection measures, to include both construction phase protection and the foundation design requirements to avoid damage within the root protection area, to include a Tree Constraints Plan and Arboricultural Impact Assessment which will be submitted either as a condition or as part of this application subject to the Local Authority Tree Officers request.

1.3

Evaluation

The new proposals are of high quality design and construction and represent an improvement on the current boundary conditions and the existing garden shed. The proposals use the existing ground levels to reduce the effect of the building and create no overlooking or loss of privacy or amenity to the neighbouring buildings.

This represents an opportunity to improve the current garden layout and boundary treatment.

It is proposed that the annexe will enhance the character of the barn and site with a sympathetic and high quality garden annexe building.

The proposal creates no effect on outlook or overlooking to neighbouring properties, and no effect on wildlife. The impact on the prominent beech tree will be assessed in the Tree Survey and mitigated with tree protection measures during construction and special foundation design as required.

The proposal is outside the flood plain.

Site photographs



Existing garden shed to be replaced with proposed annexe

Rear elevation of the existing barn and proposed site of the garden annexe



Retaining wall/ramp



Rear elevation of the Malt Barn



Site. View towards the north boundary

1.4 Design

The existing garden shed and storage area is to be replaced with a garden annexe of high quality design and materials which reflect the existing barn and context reflecting the contemporary elements within the conversion of the barn. The detailed design approach is to use materials and products which reflect the agricultural/non-domestic character of the barn, including frameless roof-glazing and structural glazing and the metal standing seam roof with copper finish which is a material used for the guttering and downpipes of the main barn. The elevations are designed to reflect the agricultural character of the historic building.

All services are to connect to existing soakaways, drains and service connections. Access via Church Way is via the existing gateway.

Use

The proposed annexe comprises the following accommodation:
kitchen/wc and flexible office/living space and storage space above.

Amount

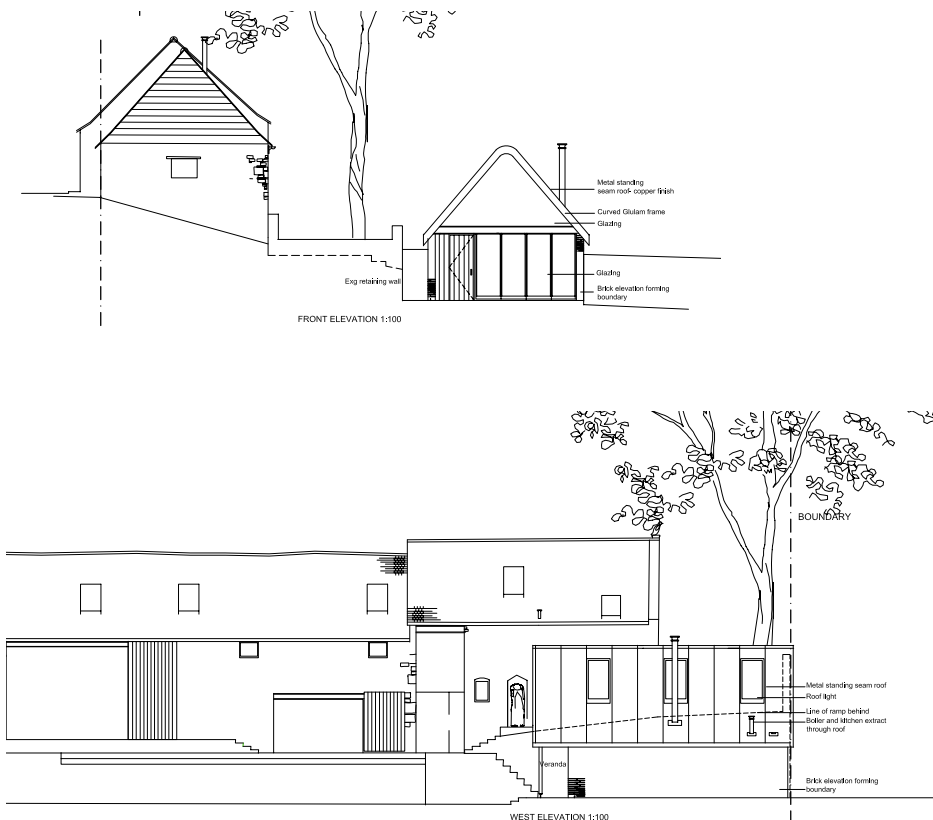
The proposal comprises 44m² of proposed internal floor area.

Scale

The proposal utilises the fall in external ground levels and the screening effect of the existing retaining wall to reduce the scale, ridge level and impact of the annexe.

Appearance

The proposal utilizes a similar gable form and roof pitch to the existing building with distinct and contemporary detailing with modern glazing, materials, insulation, building technology and thermal performance to remain in keeping with the main barn. Other details include copper roof finish and gutters to maintain a non-domestic character as per the main barn.



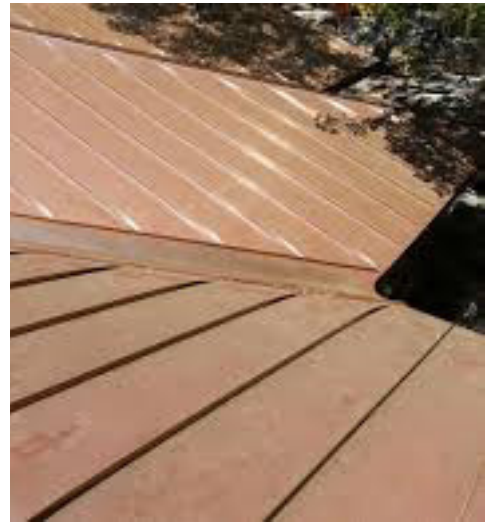
1.4
Precedents



'Neo' flush roof glazing set into plain tile roof



Standing seam copper roofing



Precedent for garden annexe

Part 2:

Access Statement

The site has existing separate gated access that solely serves the Malt Barn via Church Way. No additional parking or traffic movements are created.

Part 3:

Conclusion

The proposed garden annexe is of high quality design and materials and is in keeping with the barn aesthetic of the main barn. This design is an improvement on the existing outbuilding/shed, and reflects the considered response to the unique characteristics of the building, its surroundings.

We propose that this is an opportunity to improve the occupants use of their home and improve the garden without detriment to the site, the listed building and its context.