

## 1.0 - INTRODUCTION

1.1 This design and access statement accompanies a Householder Application seeking permission for a proposed pool house at the rear end of the existing garden.

1.2 This statement will demonstrate the development of the proposal within the context of the Oxford City Council Local Plan, NPPF and the sites immediate locale.

## 2.0 - SITE DESCRIPTION

2.1 The application site is located within a residential area of the Headington Hill & Northway Ward of Oxford City and is located midway along the Southern side of Jack Straw's Lane. The existing house is sited deep within its plot - typical of the prevailing character of JSL. The road itself links Headley Way and Marston Road and is a pleasant tree lined avenue populated with large, detached houses of varied design, size and material. Most properties are set behind open front gardens which present to the thoroughfare. Traffic calming measures are in force to slow traffic - footpaths are provided in part along the length of the road but are not continuous.

2.2 Jack Straw's Lane has no predominant vernacular, with the street populated by a broad variety of building design, size, and type, with buildings set back from the street frontage behind pleasant front gardens, which are commonly used for off-street parking coupled with areas of soft landscaping and planting beds.

2.3 18 Jack Straw's Lane is a detached, 5 bedroom family house, set on a wide plot with an integral car port at its Western extents. Areas of hardstanding for car parking are provided at the head of a narrow driveway which runs up to the house. Areas of lawn, planting beds, hedging and mixed tree planting occupy the front garden which serve to provide visual separation between the dwellinghouse and the public realm. Finished with painted render with brick detailing and clay roof tiles, the existing building is un-remarkable in its design. A broad range of materials are displayed by properties on Jack Straws Lane, including painted render, painted brickwork, exposed red and buff coloured brick, red and brown clay tiles, interlocking concrete tiles as well as timber cladding.

2.4 Recent planning approval has been consented by Oxford City Council (20/03104/FUL) for the Demolition of the existing detached property and car port. Erection of a 1 x 5 bed dwellinghouse

(Use Class C3) with integral garage and associated landscaping and boundary treatments.  
Provision of private amenity space and car parking.

## 3.0 - THE PROPOSAL

3.1 This application seeks to gain Local Authority support for the proportionate and considered design of the pool house proposed for the end of the existing rear garden.

3.2 Careful architectural detailing and design features, including slender posts and roof structure, ensure the proposed pool house is perceived as a contemporary low-level structure integrated into the soft landscaping.

3.3 Through the specification of good quality building materials, the proposed pool house will engage with the site and its immediate context.

3.4 With regard to the wider context, the proposed pool house has been designed to respect the outlook and privacy of all surrounding houses and their respective private gardens. Additional planting to the site's perimeter will enforce the separation between amenity spaces, with the internal layout designed to remove opportunities for overlooking, enhanced further through the integration of louvres over the main glazed elements.

## 4.0 – SUSTAINABLE DESIGN STRATEGY

4.1 The following are key sustainability objectives for the project;

- Where possible, materials that have low VOC emissions will be specified.
- Specification of energy saving device, appliances and fittings.
- Incorporation of renewable sources of energy generation.
- Our proposals have been designed to conform to, and where possible exceed current thermal standards set out in Part L1A of the Building Regulations.

## 5.0 - SUMMARY STATEMENT

5.1 The scheme presents a balanced approach, providing a carefully designed and considered proposed design.

5.2 The enclosed responds to the overall character of the area, drawing on the established height, mass, materiality and scale of neighbouring properties. Soft landscaping is retained and integrated into the proposal.

5.3 It is proposed through the specification of good quality building materials and modern construction techniques.

5.4 As such, it is intended that the scheme submitted can be fully supported and the permission applied for granted.