

7a Tree Lane
OX4 4EY

Design and Access Statement

In support of a single storey extension to an existing garden office/studio



Prepared by:

Patrick Stimpson, BA (Arch), Dip (Arch), ARB

Space Program Ltd

patrick@space-program.co.uk

www.space-program.co.uk

+44 (0)7891 608893 Space Program Ltd. D&S Statement

1. Design

The design of the addition to the existing garden studio is such that it will not be visible from tree lane- hunkered down below a (slightly raised) parapet. The design affords an open air courtyard/ bike store for the slightly enlarged garden studio.

1.1 Description

The proposed development is for:
A ground floor, flat roofed addition to the existing garden studio.

1.2 The house is in a conservation area.

1.3 Privacy

There will be no privacy issues with regards to the proposal. There are proposed additional windows to tree lane. But there are already many windows along this part of the lane.

1.4 Amount and density of development (scale)

The proposed development will occupy a slightly larger footprint than the existing garden studio. A small section of the existing car parking will be walled off- this portion of the parking area is not practical for actually parking a car. The house enjoys a large garden and this development is not disproportionately large for the house and gardens' size. In fact it is quite tiny!

1.5 Addressing the street.

The proposed extension is virtually invisible from the lane. The proposals include the rebuilding of parts of the stone wall facing Tree Lane this will improve the quality of the conservation area. The extension has been designed in a style and of materials appropriate to the iffley village conservation area.

1.6 Daylight / sunlight assessment

The proposal does not impact on any neighboring properties who are both/all detached and at a reasonable distance, certainly beyond any 45 degree guidelines.

1.7 Flood risk assessment

The site is not within a flood zone. See report submitted as part of this application.

1.8 Foul sewage and utilities assessment

Existing drainage will be used.

1.9 Energy efficiency

The proposed works are intended to make significant moves to improve the environmental sustainability of the existing garden office:

The extension will be built to current building regulations or higher - this will result in a significant improvement in insulation and therefore the energy efficiency.

1.10 Tree survey

See the Block Plan. No trees will be removed as part of the works there are a few trees within 12m of the development but pose minimal fall risk. A bush/shrub will be significantly pruned as part of the works T8 on the Block Plan.

1.11 Parking Provision

The area available for on plot parking is relatively generous, including space for at least 2 cars to be parked. See Block Plan.

1.12 Heritage statement

The house is on Tree Lane in Iffley Village. Its a mix of houses of a wide variety of ages and sizes. The garden studio appears to have been developed from a smaller pre existing outhouse in the same space (there is a visible line in the stone wall suggesting a previous smaller pitched roof below the existing. The rubble stone wall on the boundary is in poor condition particularly where the gates are hung and this section of wall and gate piers will be rebuilt in the same materials (cut stone piers into rubble wall) to match the existing.

1.13 Biodiversity

There are no known protected species or priority habitats on the site. The works are only taking place on previously developed land.