

# **Robin Akers**

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## **Design & Access Statement**

**1 Rose Cottage  
Fawler  
OX7 3AJ**

## **1.0 Introduction & Background**

Robin Akers Ltd has been asked to submit this application by the owners of the property Dr Sarah Ball.

Listed building consent was granted on 5<sup>th</sup> October 2021 for alterations to the basement including a new door and steps down under along with landscaping proposals to the rear garden under application 21/02301/LBC. The applicant would like to modify some of these proposals and also to build a new stone wall between her property and Nr2 Rose Cottages to replace an existing timber fence which is in poor condition.

A Heritage Statement was prepared by James Mackintosh Architects in support of the above application.

The contents of that report remain largely unaffected by the proposed works and this report is therefore resubmitted as part of this application.

## **2.0 The Proposal. Context, Layout & Appearance**

### 3.1 The Proposal

The new proposals are to:

1. Add a new window to the side of the approved basement door to provide additional light and ventilation to the basement.
2. Alter the landscaping details create a more natural & softer result.
3. Construct a new 1.2m high natural stone wall between Nr 1 & 2 Rose Cor

### 3.2 Context

The proposed alterations are minor in the context of the approved plans under the previous application

### 3.4 Appearance

The new window & wall will be constructed from materials in keeping with the age and construction of the property

### **4.0 Landscaping & Sustainability**

The landscaping proposals will omit the heavy gabion cages that were proposed to create the terracing around the basement entrance and replace it with an approach that will use natural materials

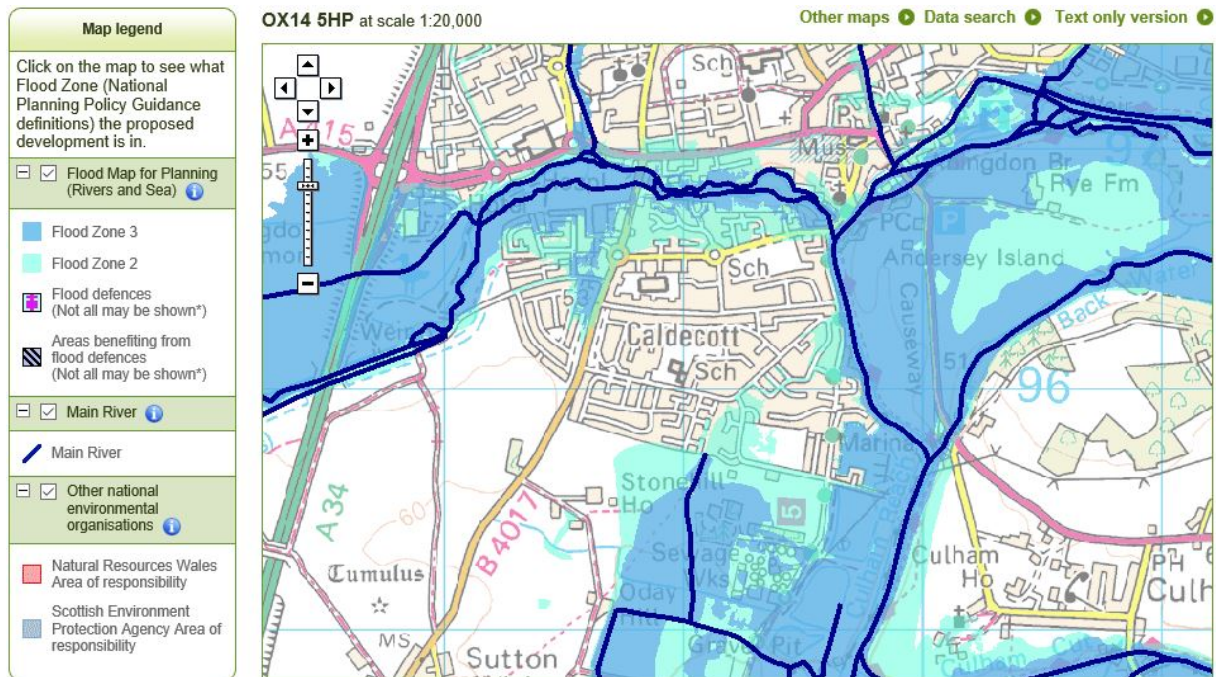
## APPENDIX A

### FLOOD RISK ASSESSMENT

#### 2.12.16

##### Project:

2 x two bed flats in one block at The Nook, Wilsham Rd Abingdon , Oxon OX14 5HP



##### Background:

The property has been identified as being within a Flood zone 2 where there is a medium risk of flooding.

For the purposes of this assessment therefore we have assumed that it would be prudent to include measures that will prevent or mitigate against flood damage should this occur.

##### Measures To Prevent Flood Damage:

The following measures will be included within the construction of the new block.

**External walls-** These will be constructed using a cavity construction with brick or block being used on the external skin. The brickwork will be painted using clear water resistant paint and the block work will be rendered using a through colour polymer render. Internally they will be plastered internally using sand & cement with a lime based plaster finish and tiling.

The cavity will be filled using water resistant insulation such as Dow Styrofoam.

**Internal walls-** These will be constructed of concrete blocks and plastered using sand:cement render and lime based plaster.

Floors-	The new floor will be solid concrete. The insulation specified in this floor will be water resistant. The floor and wall damp proof membranes will be linked in order to prevent water ingress at the floor/wall joint. A hard floor finish will be specified.
Joinery-	The following will be specified: Solid timber doors Hardwood skirting boards Water resistant PVCu kitchen base units New frames and doors will be hardwood.
Services	Electrical sockets will have connecting cables run from above and be installed above 450mm from floor level.  Waste pipes will be fitted with non return valves.

In addition to the above a sustainable Urban drainage scheme (SUD's) will be designed to manage the SW run off from roofs and any hard standing areas.

### **Conclusion.**

Whilst the property is considered to lie within a medium risk zone we do not consider that the addition to the building would increase the risk of flooding to the property or the neighbouring properties.

However we have concluded that it would be prudent to specify the measures described above so that any damage that might result should flooding occur is minimised.