

Title: Design and Access Statement

Applicant's name: Jessica Taylor,

Applicant's address: 64 Littlehay Road, Oxford, OX4 3EQ

Application reference: PP-11967918

Date: 03/11/2023

1 The proposed building comprises a single storey timber frame structure measuring 4.2m wide by 3.3m deep externally. The maximum height of the structure at the ridge point is 4m, with the height of the eaves being 2.5m. We propose to install the building to the West end of the rear garden of the property.

2 The building will be used as an art studio.

3 The proposed building shall be occupied for residential purposes which are ancillary to the use of the application dwelling, 64 Littlehay Road and it will not be let, sold or otherwise occupied such as to constitute the formation of an independent/separate dwelling.

4. The structure has been designed using materials to the exterior walls which are sympathetic to blend in to the garden environment, comprising thermowood shiplap cladding and a slate tile roof. The powder coated aluminium bifolding doors are finished in Cherwell green. The orientation of the building has been designed to minimise the impact on neighbouring properties with the largest expanse of glazing facing towards the dwelling house and away from any impact on the amenity and privacy of neighbouring dwellings.

5. The proposed building will not be used for sleeping accommodation

6. The scale of the building is in keeping within the scale of the garden and it will take up less than 20% of the total garden area.

7. The proposed development has no impact on parking provision.

8. The proposed building comprises excellent levels of thermal insulation and airtightness to minimise on-going energy consumption. All timber used in its construction will be sourced from FSC-accredited sustainable sources. Where possible we will opt for the use of reclaimed local materials.