

PROPOSED REPLACEMENT GARDEN SHED

DESIGN AND ACCESS STATEMENT

Background

As part of the renovations that have recently been carried out, it is proposed to refresh the garden.

Character of the Area

Old Headington is one of several older villages which were once separate from Oxford City.

Old Headington had a greater prominence in former times, having royal connections. As a consequence, there is a good stock of older buildings constructed in the local Headington quarry stone. There are several important stone buildings along St Andrews Road and Old High Street built in the 17th and 18th Centuries. In Victorian times, many brick and slate roofed terraced houses were built along the main roads. Later still, in the latter part of the 20th Century, new closes and mews style developments have taken place.

Although these developments give diversity to the village, the predominant impression is one of 18th Century rural tranquility.

Larkins Lane is one of the quieter lanes in the area. It slopes steeply from St Andrews Road and has Headington stone listed buildings at numbers 1, 2, and 3. Many of the properties are very close to the road or have stone walls which give a sense of enclosure.

Character of the Site

Number 3 is a stone building of character and is Listed Grade II. The walled garden is well stocked with shrubs and small trees. The current shed is too small for garden implements and is not in good condition.

The property is fortunate to have car parking on site and this is screened from public view.

Design Proposals

The proposed shed is just 3 metres x 2 metres and is no higher at its highest point than the shed in the neighbouring house. It will be stained dark grey and will be under the canopy of the willow tree close by. There will be no intrusive foundation. Instead the support will be given by modern screws drilled into the soil at 4 points designed to miss buried tree roots.

Conclusion

The shed has been designed to be discreet but stylish. There are no policy issues with this proposal which does not require planning permission as it would normally be permitted development.