

## **DESIGN AND ACCESS STATEMENT**

### **Proposed Detached Studio**

**At**

**13 Victoria Road, Oxford.**

#### **Background**

The detached building will be used as a garden store and studio.

Planning approval was given in 2019, Ref 19/03182 for a similar building. The approved work was never carried out.

#### **The Design**

The proposal is to create a studio and garden store in an unused part of the garden. The external appearance of the building will be render and timber cladding with French doors, door to the store and a tiled roof.

Similar buildings in Victoria Road have been approved in recent times.

We accept that should consent be granted, then appropriate conditions would be attached regarding the relationship between the proposal and 13 Victoria Road as suggested within the Oxfordshire Structure Plan Housing.

This proposal discreetly uses space in a large garden and would be inconspicuous from any public space or roadway.

#### **Access**

The proposal creates no additional parking issues, vehicle and pedestrian access are existing.

I believe that there would be no adverse affects from the proposal and that it provides a useful, appropriate, discreet and a high quality addition to 13 Victoria Road.