

## **DESIGN AND ACCESS STATEMENT**

**For**

**106 Barton Village Road, Barton, Oxford.**

### **Background**

This single family dwelling is a semi detached property on a medium sized plot. The Studio will allow my client to work and spend more time at home.

### **Design Statement**

The Studio will be built in the rear garden.

The walls will be brick to match the existing. The proposed windows and doors will match the existing property.

There is no overlooking of front, side and rear boundaries. It does not cause any bulkiness and will not overshadow or cause loss of light to any habitable room windows.

### **Purpose**

We accept that should consent be granted, then appropriate conditions would be attached regarding the relationship between the studio and 106 Barton Village Road as suggested within the Oxfordshire Structure Plan Housing.

This proposal discretely uses un-used space and would be inconspicuous from any public space or roadway.

### **Access Statement**

The proposal creates no additional parking issues and vehicle and pedestrian access will remain as existing.

Emergency services have easy access from the driveway and road.

On the basis of the above, I believe that the design submitted is appropriate for the site and location, has due regard to the amenity of neighbouring properties and will not have an undue visual impact in relation to its surroundings.