



PLANNING, DESIGN & ACCESS STATEMENT

064_DAS01p01

To accompany the application for:

Demolition of existing garden building.

Construction of replacement single storey garden building for home study, family gym and hobby room, and garden store

AT

Oakridge, Cow Lane, Steeple Aston, Oxfordshire, OX25 4SG

1.0 SITE LOCATION & DESCRIPTION

1.1 The site is located at Oakridge, Cow Lane, Steeple Aston, Oxfordshire, OX25 4SG and consists of a semi-detached dwelling with detached outbuilding.



Extract from Google Maps with site highlighted in red

1.2 The property is located within Steeple Aston conservation area.

1.3 Existing building materials:

- a. Main house - constructed in natural stonework, with natural blue-black slate covering a pitched roof.
- b. Garden building – timber shiplap cladding with corrugated metal roof.



Existing outbuilding as viewed from private amenity of Oakridge

3.0 LAYOUT & SCALE & APPEARANCE

- 3.1 The proposed garden building footprint is located in an almost identical position as the garden building being removed, with the exception that the elevation closet to TP1 is an addition 1m further away. Height – there is a nominal increase in overall height to allow for a suspended ground floor construction (as per Tree Report), and to accommodate modern construction requirements.
- 3.2 The materials proposed are similar in appearance to the existing, with cedar timber cladding with standing seam metal roof and powder coated aluminium windows and doors. The choice of materials will ensure that the building remains in keeping with the original property, and street scene generally.

4.0 PARKING / ACCESS

- 4.1 There are no proposed changes to the existing vehicular parking arrangements on site.

5.0 TREES

- 5.1 There are two trees with TPO's located on the site. Sylva Consultancy have provided an Arboricultural Report '*Arboricultural Report_Oak Ridge*' to accompany this application.

6.0 SUSTAINABLE DESIGN STRATEGY

- 6.1 The proposal has been designed to meet current Building Regulations in terms of thermal insulation, providing good natural lighting and natural ventilation. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.
- 6.2 Where possible, sustainably sourced materials will be employed for the construction of new works. Energy consumption will be minimised by employing measures that include: high performance glazing; high levels of insulation to floors, walls and roofs, and energy efficient electrical fittings throughout.
- 6.3 Minimising water consumption - externally water butts (connected to rainwater downpipes) will be provided to assist in reducing overall water usage within the site.

7.0 ECOLOGY & BIO DIVERSITY

7.1 Mitigating biodiversity loss:

- a. Two Avianex bird boxes are proposed to be provided within the existing trees T1 & T2 located within the site to the south / south west of the building.



Schwegler Avianex bird box

- 7.2 The proposal to replace an existing garden building with a structure of a similar size provides limited potential to improve biodiversity, however the introduction of the two bird boxes will result in a net increase.

7.0 DAYLIGHT / SUNLIGHT & NOISE IMPACT

- 7.2 The proposed replacement garden building has been designed to respect both the privacy and residential amenity of the neighbouring properties.

- 7.3 With regard to the established residential use of the area - it is envisaged that the proposed changes will create no increase in noise generation.

8.0 FLOOD RISK

- 8.1 The Environment Agency risk of flooding using the post code for the site showed surface water as 'Very low risk' and river and sea as 'Very low risk'.

Flood risk summary for the area around:

OAKRIDGE, COW LANE, STEEPLE ASTON, BICESTER,
OX25 4SG

Rivers and the sea

Very low risk

► [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

► [More information about your level of flood risk from surface water](#)

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Oxfordshire council**.

[View a map of the risk of flooding from surface water](#)

8.2 As part of the proposed works the existing over-sized concrete slab / raft will be removed. As a result, there will be an overall reduction in impermeable surface areas within the site. Therefore, the proposal would not adversely affect the likelihood of flooding within this locality.

8.3 Any proposed hard landscaping on the site will be permeable.

9.0 EVALUATION AND CONCLUSION

9.1 Careful consideration has been given to the proposal, and the impact of the proposal on the character and appearance of the property, street scene and Conservation Area.

9.2 Given these points it is suggested that the proposal is worthy of support and subsequent approval.