Design and Access Statement

Artist Studio, Honeyfields, Marston Hill, GL75LF

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Contents

1. Design Proposal

2. Use and Amount

2i. Layout

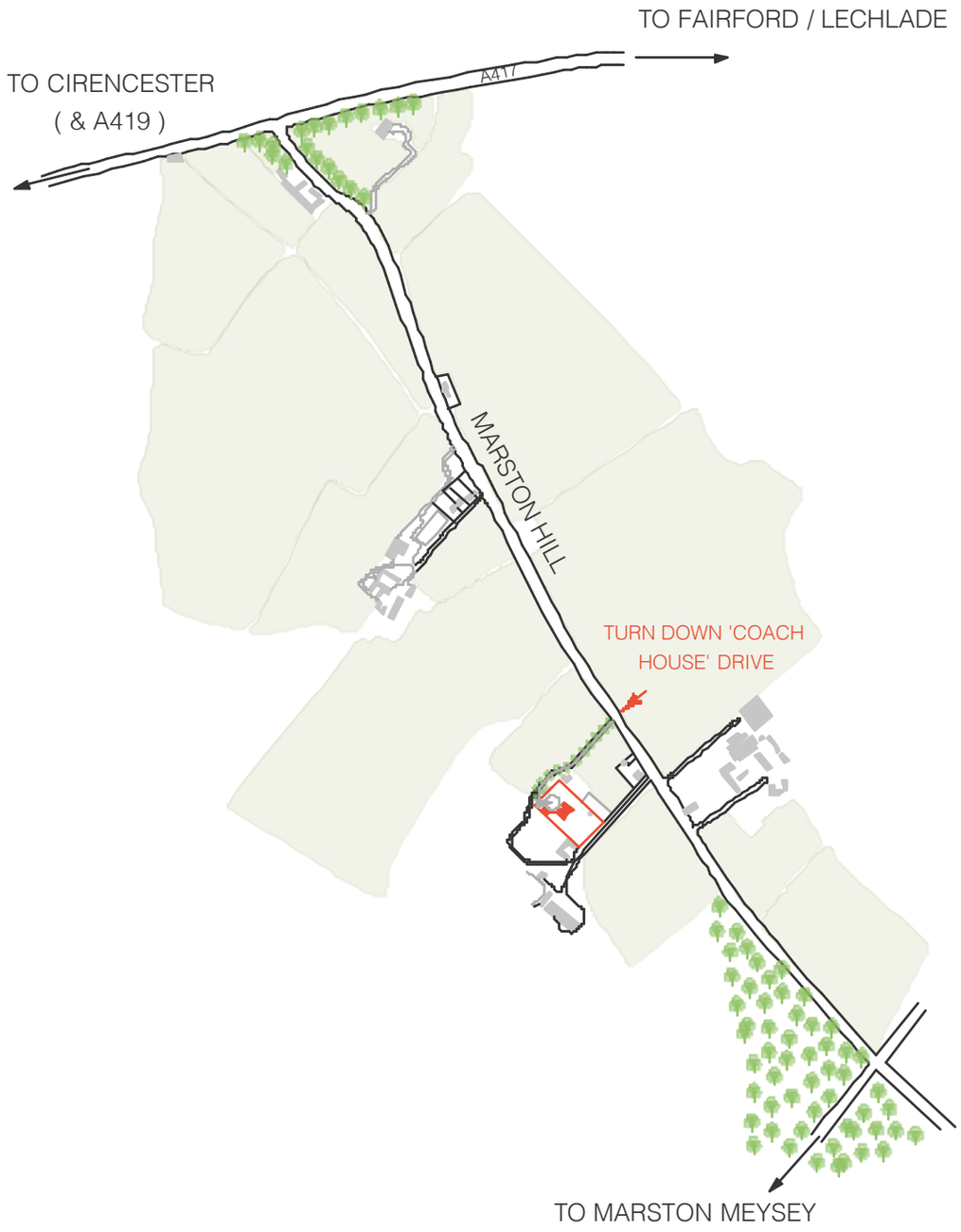
2ii. Scale

2iii. Appearance & Materials

3. Landscape

4. Access

5. Conclusion



1. Design Proposal

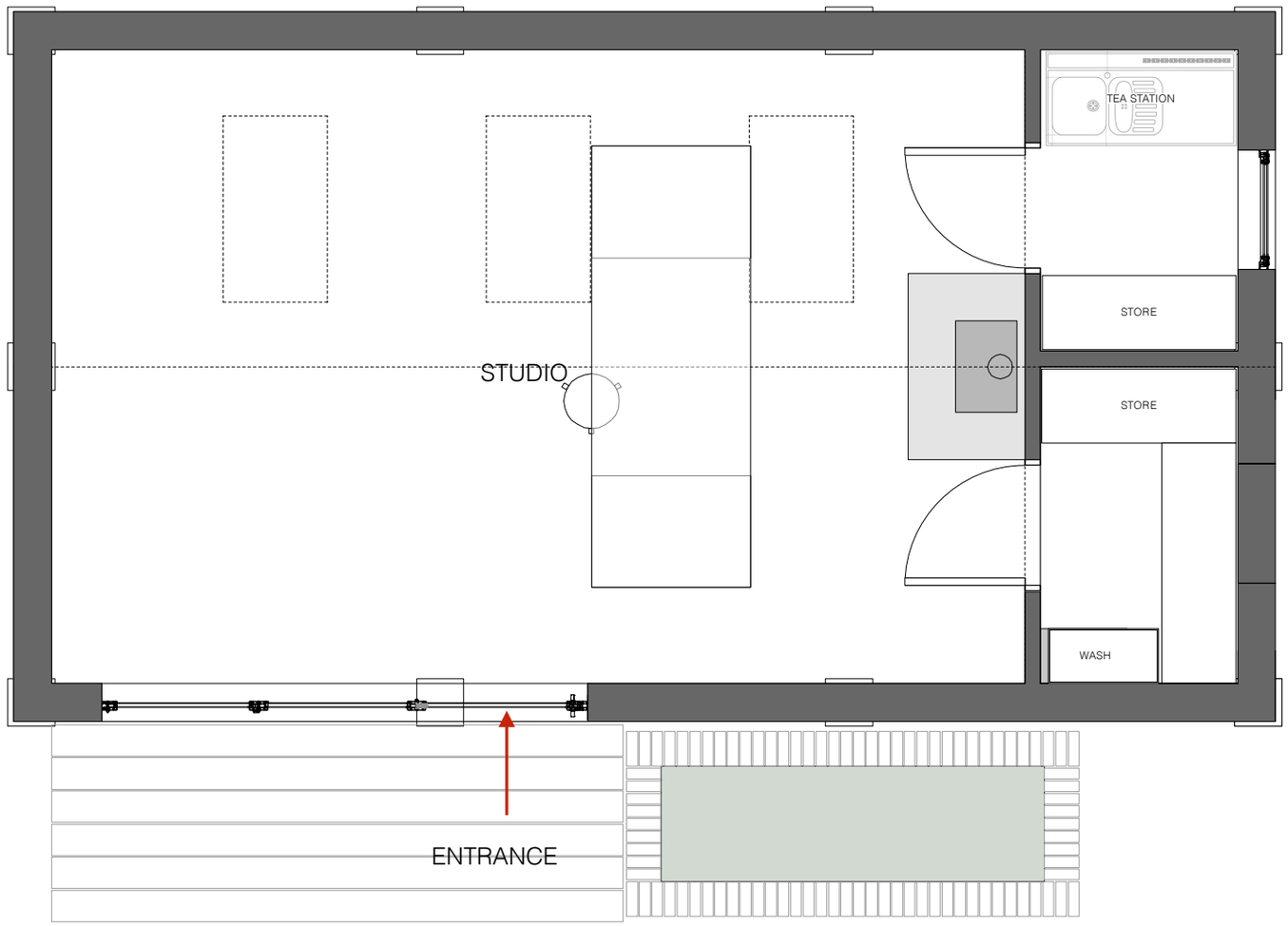
The applicant, my wife, recently completed a Masters degree in Fine Art at the University of Gloucestershire and we are seeking consent to build a studio within the garden of our home.

2. Use and Amount

The proposal provides for a studio space of 25msq, with two auxiliary rooms providing a kitchenette, store and wash space (4msq).

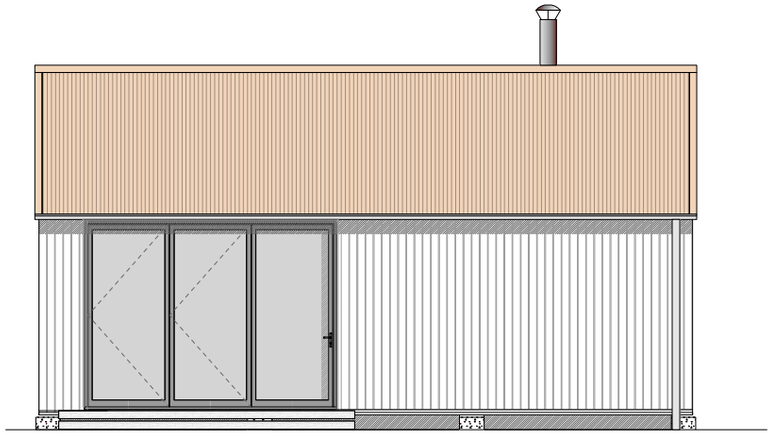
3. Layout

The studio is located in the North East corner of the garden within an area enclosed by yew hedging. The principal elevation faces South West where the studio is accessed by Bi-folding doors which allow a suitable aperture for the work to be brought in and out of the space. It is located within close proximity of the drive for logistical purposes whilst retaining a necessary element of privacy and separation from the dwelling.

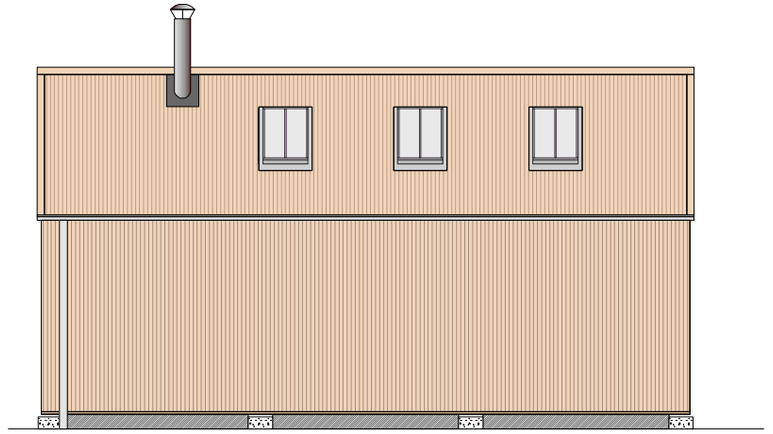


2.ii. Scale

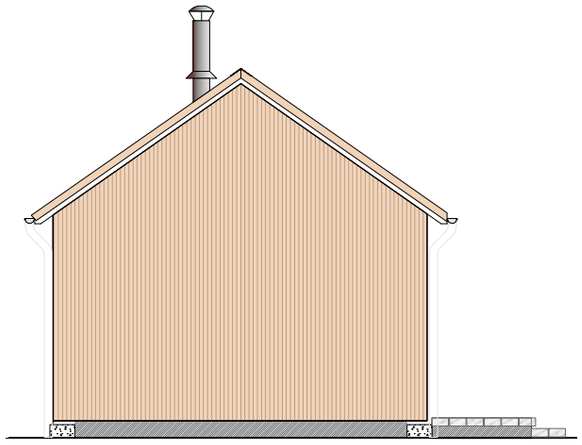
The external footprint of the studio (Including auxiliary storage) extends to 36m2. 8 meters in length and 4.5 meters in width. This has been determined both to accommodate a suitable working studio space along with the storage of both pieces and materials and to sit in proportion within the setting. The studio will have a pitched roof with the ridge extending 4.6m off external ground level with the eaves 2.6m off external ground level.



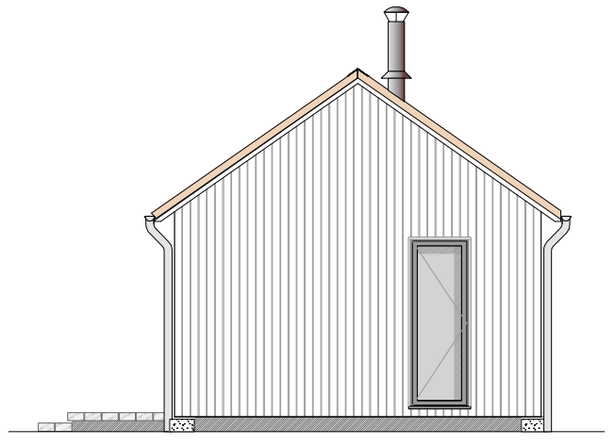
Proposed Front (South) Elevation



Proposed Rear (North) Elevation



Proposed Side (West) Elevation



Proposed Side (East) Elevation

2.ii. Appearance and Materials

The Bungalow is set within a Victorian Red brick walled garden which has informed the selection of materials proposed.

The existing wall is characterised by a varied palette of red bricks with hues of terracotta interspersed with silver and grey tones. The material finishes of the studio have been selected to reflect and compliment the wall.

The roof, North rear wall and west wall are to clad in Corten corrugated steel with the rusted patina reflecting the tones of the wall. The south and East wall are to be clad in timber and let to naturally silver picking up on the hues within the brickwork of the garden wall.

The windows and doors are to be powder coated aluminium RAL 7016 Anthracite grey.



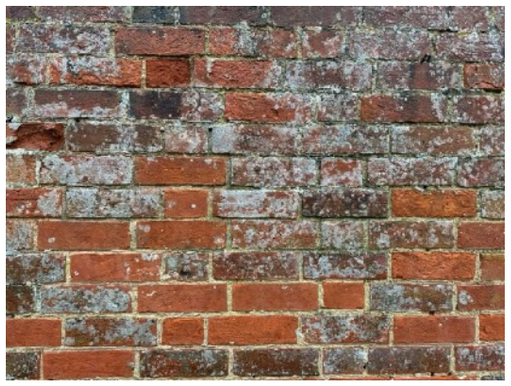
Corten steel



Vertical timber cladding



Galvanised Rainwater goods



Existing garden wall detail

3. Landscape

The studio is to set within the an area of the garden which forms the vegetable gardening is currently gravelled. As part of the proposal additional planting is proposed to nestle the studio into the setting.

4. Access

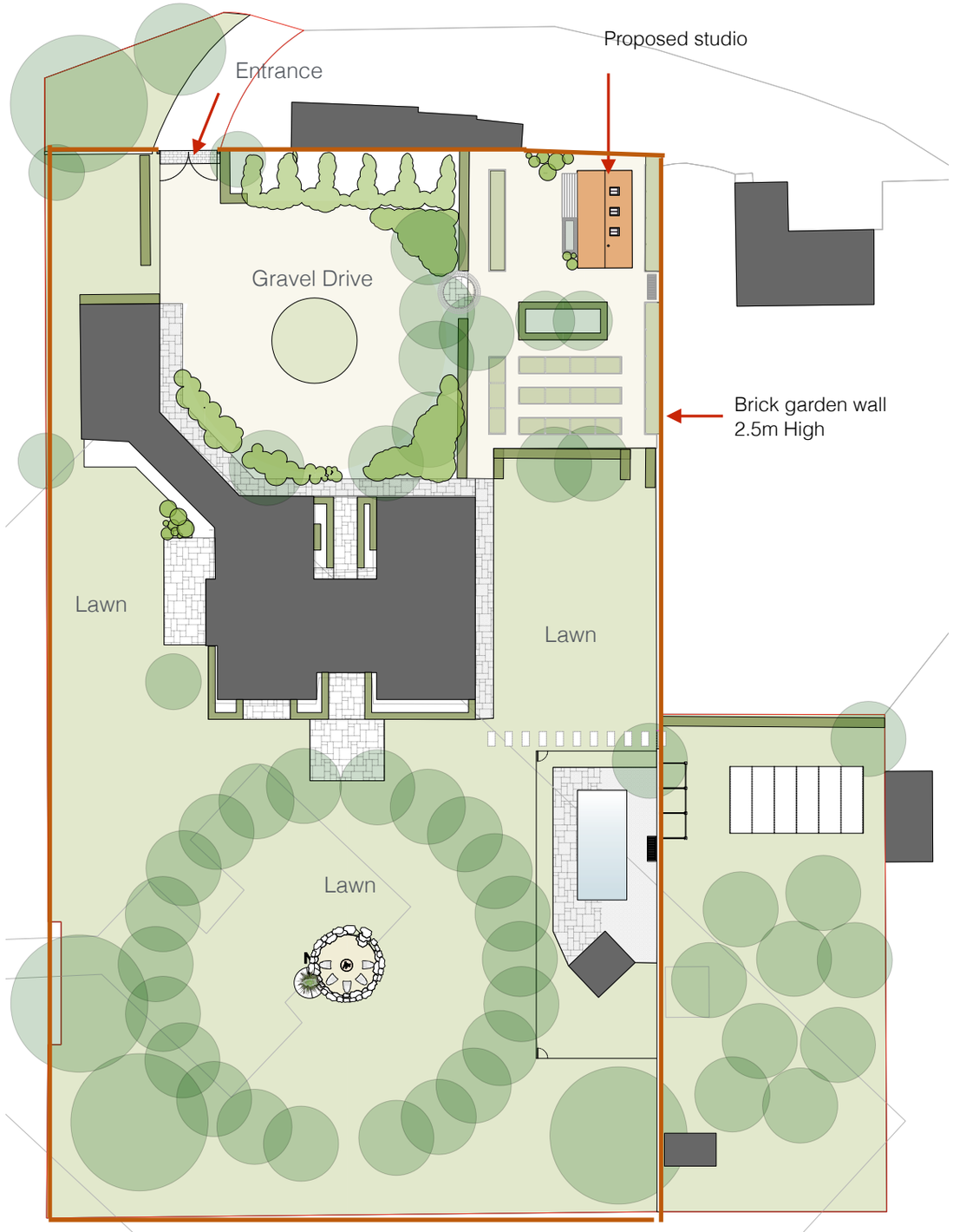
No alterations are required for vehicular access or parking and the studio has been sited to allow for ergonomic and feasible movement of work.

5. Sustainability / Environmental Strategy

The studio has been designed to provide a highly insulated envelope (to current domestic standards) in accord with the principal of “fabric first” and has been sited specifically to be sheltered from North and Easterly winds and with a South Western orientation to take advantage of natural light. Heating is to be provided by a combination of electric storage heaters to provide a background temperature to preserve materials and work with a wood burner to provide heat during cold snaps. Set within the vegetable garden Water butts are proposed which will reduce water consumption in the summer months. The propose kitchenette waste water will discharge to the existing septic tank and no WC is required.

6. Conclusion

The proposed studio will allow the applicant to advance her career as an artist whilst being able to manage family life with four children. The proposed design has given careful consideration to the character of the garden setting and material palette. Its scale has been determined both by consideration of neighbours so as not to create a shadows or impact on their amenity and the working space required for the applicants practice.



Site Plan

5. Biodiversity

The author was unable to access the council's

	PROPOSAL DETAILS Please answer all questions **Yes** or **No** by marking the appropriate box against each question	**Y**	**N**	If you have answered **'YES'** to any of these, is it likely that the development would have an impact on the identified site? (*see Note 2*) Please explain why/why not, or state if further information is provided (see below*)
Legally Protected Sites for Nature Conservation				
1.1	Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site? (*see Note 1*)	☐	No	Click or tap here to enter text.
Habitats and Locally Designated Sites				
1.2	Are any of the following present on or within 50m of the application site? ***NB:*** *If Yes, there may be a Local Wildlife Site (see Note 1), Priority Habitat or other important feature within or adjacent to the application site – please see Note 3 for further information on identifying these.*			
a)	Local Wildlife Site	☐	No	
b)	Estuary or saltmarsh	☐	No	
c)	Wetlands or marshes	☐	No	
d)	Water courses (rivers or streams)	☐	No	
e)	Lakes or ponds	☐	No	
f)	Heathland	☐	No	
g)	Mixed / Broad-leaved woodland	☐	No	
h)	Veteran (particularly old/large) trees	☐	No	
i)	Hedgerows	☐	No	
j)	Flower-rich meadow/grassland	☐	No	
k)	Traditional or Old Orchard	☐	No	
l)	Mosaic habitats on previously developed land	☐	No	

Please answer all questions yes (Y) or no (N) by marking the appropriate box against each question.		Y	N	Species / Issue	Survey carried out and relevant report submitted attached (reference)?
2.1	**Would the proposed works affect existing buildings with any of the following: (*see Note 2*)**				
a)	Hanging tiles (see note 5), timber cladding/ weatherboarding, roof voids where the building is within 200m of woodland, hedgerow network or water	☐	No	Bats and bat roosts Breeding birds Barn owls	Click or tap here to enter text.
b)	Buildings or structures within 200m of woodland, hedgerow network and/or water	☐	No		Click or tap here to enter text.
c)	Pre-1914 buildings or structures within 400m of woodland, hedgerow network and/or water	☐	No		Click or tap here to enter text.
d)	Pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location	☐	No		Click or tap here to enter text.
e)	Any structure with open flying access within 200m of woodland, hedgerow network or water	☐	No		Click or tap here to enter text.
f)	Any structure with gaps around roof structures such as flashing, ridge tiles, facia and soffit boards within 200m of woodland, hedgerow network or water	☐	No		Click or tap here to enter text.
g)	Structures where there is known current or historic bat use	☐	No		Click or tap here to enter text.
h)	Cellar, ice-house or other stone-built structure	☐	No	Bats	Click or tap here to enter text.
2.2	**Would the proposal affect trees with ANY of the following features? (see *note 2*)**				
a)	Old and veteran trees	☐	No	Bats and bat roosts Breeding birds Invertebrates	Click or tap here to enter text.
b)	Trees with obvious holes, cracks, cavities or heavy vegetation (e.g. ivy)	☐	No		Click or tap here to enter text.
c)	Trees with a circumference greater than 1m at chest height	☐	No		Click or tap here to enter text.
2.3	Are there streams, rivers or lakes on or within 10m of the application site that would be affected (including their banks and adjacent habitat) by the development?	☐	No	Bats – foraging habitat Otter Water vole White-clawed crayfish Breeding birds	Click or tap here to enter text.

2.4	**Would the proposals affect (see *note 2*) any of the following features?**				
a)	Deciduous (i.e. not mainly conifer) woodland?	☐	No	Bat foraging habitat Dormice Breeding birds Badger	Click or tap here to enter text.
b)	Field hedgerows over 1m tall and over 0.5m thick?	☐	No		Click or tap here to enter text.
c)	Areas of scrub well-connected to woodland or hedgerows?	☐	No		Click or tap here to enter text.
2.5	**Do the proposed works (see Note 2):**				
a)	Take place within 50m of any pond and within the red or amber zones of the district level licensing scheme's modelled map https://naturespaceuk.com/the-scheme/impact-map/	☐	No	Amphibians – particularly great crested newts and common toads	Click or tap here to enter text.
b)	Damage or destroy a pond or habitat within close proximity to a pond (c. 10m)?	☐	No		Click or tap here to enter text.
c)	Affect suitable habitat: refuges (e.g. log piles or rubble) grassland, scrub woodlands or hedgerows OR is connected to the pond by grassland, hedgerows etc?	☐	No		Click or tap here to enter text.
2.6	**Would the proposal affect mature/overgrown gardens over 0.1ha, or any rough grassland, meadow, orchard derelict/brownfield land, railway land or allotments? (see *note 2*)**	☐	No	Reptiles Breeding birds Hedgehogs	Click or tap here to enter text.
2.7	**Does the proposal involve flood lighting or a significant increase in external lighting?**	☐	No	Bats	Click or tap here to enter text.
2.8	**Is the proposal for a wind turbine?**	☐	No	Bats Birds	Click or tap here to enter text.

6. Conclusion

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