


Pumpkin Cottage, 6 St Andrews Lane, Headington, Oxford

Proposed formation of new office, guest room and ancillary works

DESIGN & ACCESS STATEMENT

Application Reference: 21/00337/FUL & 21/00338/LBC



The proposals now include the lowering of the floor level to the garage, infilling the old garage door, forming new masonry walls to the west and rear and rebuilding the roof over. The new masonry walls to the perimeter to be in a natural stone to match the existing adjacent walls internally where required reinforcing walling is to be constructed as shown on the drawings together with a dpm and Dritherm mineral wool insulation.

Within the former garage the internal face of the stone gable to the original building is to be refurbished and pointing made good with matching lime mortar mix.

The flat roof is to be rebuilt and laid to fall in a northerly direction with the highest part of the flat roof being lower than the current garage roof height and the rounded cement coping detail retained.

The flat roof covering shall be dark grey single ply roof material and into which, centrally located shall be 2 roof lights. To mitigate any visual loss of amenity these roof lights shall be installed so that at the highest point they are set flush with the roof finish, which is at a lower level than the original roof finish and coping, so that they would be unobtrusive and not visible from the road.

To the north facing elevation of the proposed office a pitched roof slope is proposed to be built along the leading edge of this part of the building which will reduce the height and the impact of the proposals to the elevation and laid in a matching plain clay tile as approved to the existing adjacent roofs.

To the lower elevation a new part glazed door is located plus 2 windows offering the potential for a sunny aspect and being low enough below the perimeter garden wall to not cause any loss of privacy.

At the north east boundary wall a garden access gate onto the road is proposed for refuse and the like, and to be built with a recon stone lintol and stone to match the existing adjacent stone walls

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1053 J Design & access statement
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