

# 63 Bainton Road

Oxford, OX2 7AG

## Proposals for a Home Office



## Design + Access Statement

RL:A architects • December 2017



## 1 Description

63 Bainton Road is a semi-detached property within a quiet residential street.

The property has 4 modest bedrooms with an open plan kitchen / dining area and living room which currently doubles as the office for the owners, who both work from home running RL:A architects.

████████████████████ ground floor living accommodation is not large enough to provide for both the family and the business.

## 2 Appraisal and Use

The proposal is to remove the office from the house and into a purpose made structure in the garden. The living room will then be solely for the use of the family.

## 3 Design

It is proposed to position the home office at the end of the garden. The existing shed will be removed and a storage area incorporated into the new building.

The ground floor will provide the main office space and a small WC. A small mezzanine area is also proposed and will provide additional space for storage of files and drawings. Architectural drawings and project files need to be kept for a min. of 6 years following completion of the relevant project.

The new office will have a lightweight timber frame and will be clad in timber to reflect its place as a garden building. The roof will be clad in zinc and the main gable will be fully glazed to maximize natural light to the working area.

#### 4 Access:

##### Vehicular:

The property has off-road parking, which will not be affected by the proposals.

##### Inclusive access:

The threshold into the office space will be flush with the external area.

#### 5 Energy:

The home office will be insulated with rigid PIR insulation to comply with the requirements of the building regulations. The new glazed screen will incorporate double glazed, argon filled units with a low-e coating to the inner pane.