

Design and Access Statement

Introduction

This design and access statement is in support of a outbuilding permitted development application. The main dwelling house sits within large garden which is split on two levels. The entire garden provides private amenity space for the occupants of 48 Lambourn Road..

The proposed change is a simple new building in rear of the garden. The new outbuilding will be used as a home office. The size of the home office will modest in scale to the rest of the garden. The out building will be constructed from the same materials or similar in apperance as those used in the main dwelling house.

Access

With regard to the new outbuilding, this will benefit from level threshold access at the entrance level.

As the Site is generally level this will not require any additional level changes. The outbuilding will be access through the main dwelling.

Design

Layout

This submission has no impact on the current layout of main dwelling. The outbuilding will be set out so the internal space is used for home working purposes. The internal space will one room with a small cupboard on the side closest to no.50 Lambourn Road. This will serve as the electrical incoming services cupboard and consumer unit location. The internal layout will be designed to suit office working - therefore no high electrical loads are needed. The proposed equipment will most likely consist of laptop, desktop PC and LED monitors.

The space is sufficient to support at least 3 people comfortably their desk and personal items.

Materiality

The proposal of this submission is to build a new outbuilding in the garden of the same dimensions in the proposed drawing. Colour of the facing brickwork to be match those in the main dwelling. Windows shall be upvc plain side hung casement windows colour white.

The roof will be finished using a flat roof system either GRP or bituminous felt. The roof will incorporate a square roof light to provide natural ventilation in hot period through out the year and natural light at the rear of the outbuilding.

Landscaping

The landscaping is to be retained as existing to ensure that the character of the dwelling is maintained. The existing boundary treatments are to be maintained and improved where appropriate. To the side elevations we show the existing boarded timber fence as being retained as is the rear fencing along Jersey Road. It is intended to ensure that landscaping will maintain a good level of private amenity space whilst at the same time ensuring that privacy is retained for the applicant site as well as to neighbouring properties.

Conclusion

The proposal to build a new garden outbuilding for for the enjoyment of the property by the occupants. This would be an improvement to the current dwelling that it currently does not have a quiet remote place for a home office. A garden outbuilding of the dimensions shown in the proposed drawings, materials and colours would provide usable space for home working and relaxation. Which is now an essential requirement since more and more people are working from home.

Revisions

No.	Description	Date

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enquiry.plans@gmail.com
07427 980467

SHEET

Design and Access Statement

PROJECT

48 Lambourn Road,
Oxford OX4 4GN

CLIENT

Saira Hussain

Date Dec 2020	Project number OX4 4GN	Scale (@ A3)
Drawn by Author	DRAWING NUMBER P008	REV
Checked by Checker		