



Design Access Statement:

GARDEN OFFICE/GYM

36 Tresillian Way

Woking,

Surrey,

GU21 3DL

04.10.2023

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1.0 5X5 STUDIO Policy:

5X5 STUDIO Ltd, based in Woking, Surrey, is an architectural firm deeply committed to our clients' needs and specialises in a wide range of tailored projects. Previously a family-run business, rooted in our history, we have a legacy of designing, transforming, constructing, and expanding various residential properties.

Our mission revolves around creating stunning architectural designs infused with innovative ways to harness natural light, while revolutionising the delivery of architectural services.

We believe in the power of collaboration and value the relationships we build with our clients, consultants, and contractors. By leveraging our collective passion, expertise, and skills, we bring to life inspiring projects that resonate with both the individual design and its broader environment. We are committed to sustainable methods which benefit our clients and the surrounding community.

2.0 Introduction:

This design and access statement has been prepared to support a planning application for Patrick Adolffson, the owner of 36 Tresillian Way, Woking, Surrey, GU21 3DL

The owner has requested an office and gym space at the rear of his property, end of garden. Currently, this space is unused.

The proposed design has been reviewed and authorised by Persimmon Homes as the site area is under a covenant.

The structure will be composed of timber frame and externals aesthetically to suit surrounding structures with fibre-cement cladding. Sound proofing will be increased to what can be fitted. This is unfortunately due to a noisy neighbour. Like most, specifically since the pandemic; those who work from home are desiring a location within their properties in which they can work which separates their living and work lives.

Patrik is a gym enthusiast and works from home every day. The design will be a room large enough to accommodate his desk and gym gear.

3.0 Reference Documents:

This statement is in conjunction with the attached reference documents:

- Proposed Floor Plan
- Proposed Elevations
- Proposed Roof Plan
- Proposed Site/Block Plan
- Flood Risk Assessment

4.0 Site and Surroundings:

Access to the rear of the property is available through the garage, full garage doors to both front and rear of garage. Fig.1

Dimensions: W: 2140mm x H: 1975mm



Fig 1

5.0 Existing Building

5.1 Introduction

N/A

5.2 Building condition

N/A

5.3 Existing Building Areas

N/A

6.0 Planning:

6.1 – Site Planning History:

On the Woking Borough Council Planning Portal. There is no planning history shown for this property.

6.2 Relevant Planning Permissions within the area:

The applications below have all been approved by the local authority and show a history for similar applications within the area.

PLAN/2023/0442 | Erection of a rear outbuilding following the demolition of existing shed. | 17 Millford Woking Surrey GU21 3LH

COND/2023/0100 | Erection of a rear outbuilding. | 12 Conista Court Woking Surrey GU21 3RL

7.0 Proposed Design:

7.1 Introduction

The client wishes to have a workspace separate from his main residence at the rear of his property. Including enough room for gym equipment with a utility/W.C. The building will be no higher than 2.8m.

7.2 Proposed Areas

Room areas m² (metres squared) are as follows:

Office/Gym Space: 11.8m²

Utility/ W.C : 2.52m²

Total: 14.32m²

7.3 Building Design and Layout

Design of the structure will be timber framed with increased wall depth of 150mm for high quality insulation in accordance with Approved Document L. The client has expressed that this is to accomplish a high energy rating. Heating will be achieved via an A/C unit housed at the rear of the building.

Due to persistent noise from surrounding neighbours, the client has also requested high quality sound proofing in accordance with Approved Document E.

7.4 Materiality:

The proposal aims to blend in with it's surroundings. To reduce the weight distribution for slab-on-grade foundations with frost protection, and ease of construction, a timber framed structure will be used. Cedral fibre-cement cladding for low maintenance, high durability "Wooden-textured" finished for a natural look. High quality UPVC bifold doors. Windows are UPVC and will be obscured for privacy.

Utility / W.C will house a toilet, sink and space allocated for a washing machine. Roofing will consist of black EPDM rubber membrane.

7.5 Space and Arrangement

All floor to ceiling heights will exceed the 2.3m NPSS standard. Building faces NW, excess of 20% glazing to internal floor area, allowing for natural daylighting levels.

7.6 Vehicle and Parking

Due to the use of this building this is not a requirement.

7.7 Accessibility

Access to the site for construction purposes will be through the garage mentioned in 4.0. Access for site will vary if accessibility for a disabled user. This has been clarified with the client who supports the idea of a temporary ramp as and when required. Large bifold doors accommodates all users. Regulations as per M(4)2 guidance.