



WRITER'S RETREAT
DESIGN AND ACCESS
STATEMENT



1 USE

The proposal is for an outbuilding in the rear garden of the ground floor flat to rebuild the existing shed and add a small office next to it for a semi-retired academic.

The flat is currently used for residential purposes by the owners who have been living there for the last 17 years and will continue to be used for this purpose.

The owner is a published author and she worked as a senior lecturer at the University of Lincoln, where she had her own office for 14 years until Covid struck. Now, she works from home, but she has lost her office, therefore, she needs a place to work and a place to put her books.

The proposal also includes the green roof structure for the existing car port to protect the car from falling apples from the garden tree.



Above: Image from Google Maps showing Elmwood. Elmwood is outlined in red.

Right: View of existing garden shed and car port.



2 AMOUNT

The proposal is to maintain the existing shed size while increase the length of the car port to allow slightly larger car to be able to park.

Proposed study to be roughly 10sqm in the built foot print, and overall outbuilding structure to be less than 15sqm.

Below: Proposed plan of the shed, office and the car port.

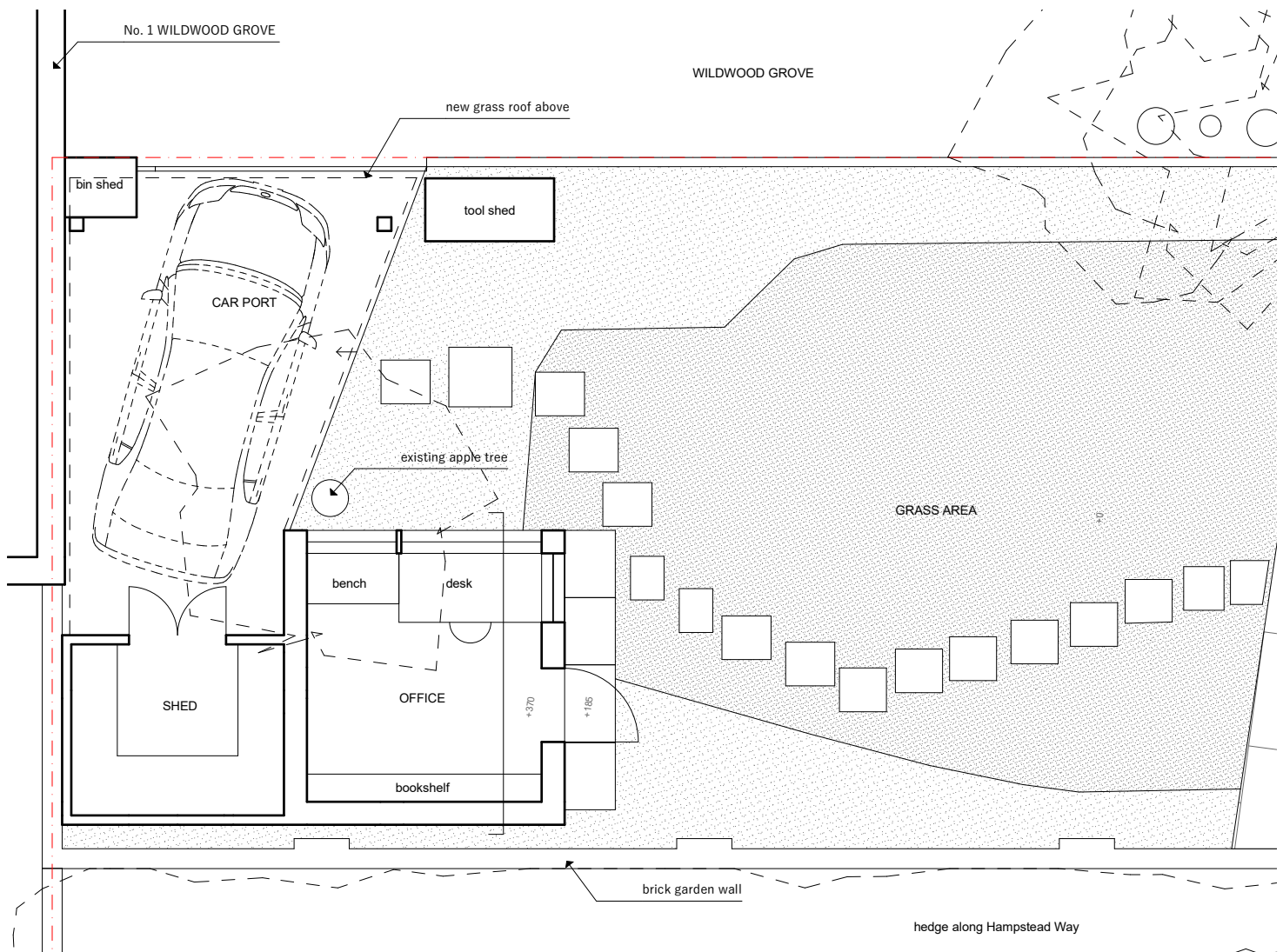
New roof for the carport to be roughly 15sqm. The roof will be fully covered with green roof to minimise the impact to the neighbour.

3 LAYOUT

The proposed shed stays roughly the same location as the existing, but less in depth but wider in width. Car port is in the same location, but 400 mm longer than the existing.

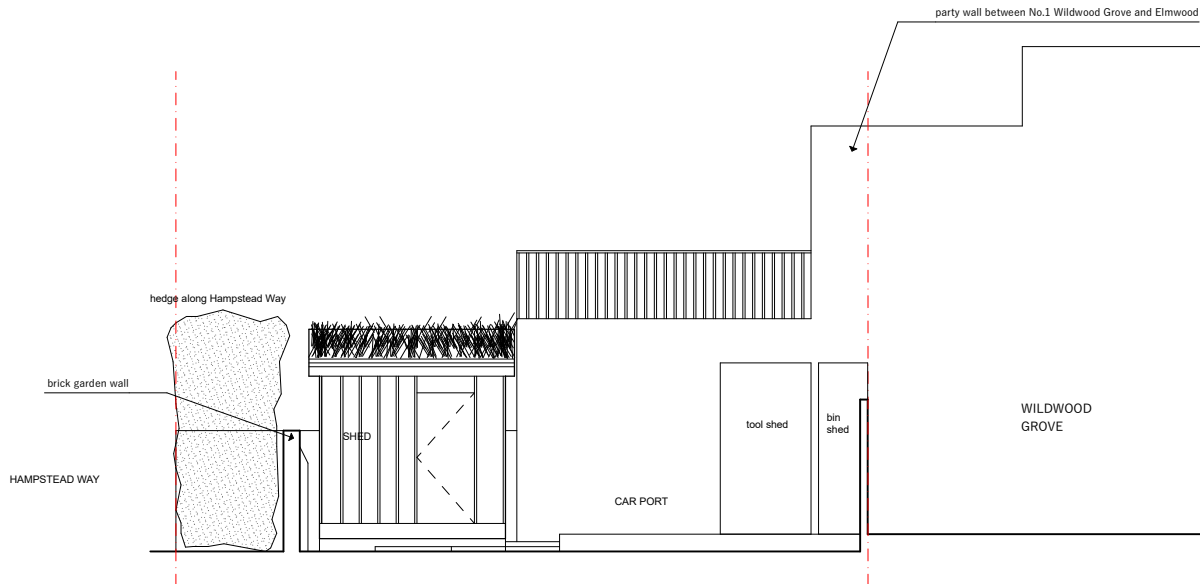
The office would be located next to the shed and it will only have glass towards the boundary wall on the South so as not to have any overlooking issue.

Existing apple tree to be retained.



4 SCALE

The height of the new shed and office will be 2.5m from the ground level at the eaves height close to the boundary wall. Maximum height would be 3m at the highest. New car port roof will be lower than No.1 Wildwood Grove balcony.



5 APPEARANCE & MATERIALS

The existing shed was built 10 years ago by the owner with a green roof. Neighbours on Wildwood Grove have been supportive of the green roof and the proposal will retain the same quality as the existing. Timber cladding for the walls and green roof for both shed/office structure and the car port roof.

The hedge along Hampstead Way is much taller than the existing shed. The proposal won't be seen from the street either.

Above: Elevation of the proposal (Scale 1:100)

Below left : Existing shed with green roof and timber cladding.

Below right : View from Hampstead Way to the application site.



APPENDIX A

DRAWING SCHEDULE PROPOSED PLANS

• P001 Location Plan	REV: -
• P100 Existing Ground Floor Plan	REV: -
• P110 Existing Roof Plan	REV: -
• P130 Existing South East Side Elevation	REV: -
• P131 Existing South West Rear Elevation	REV: -
• P132 Existing Hampstead Way Elevation	REV: -
• P133 Existing Wildwood Grove Elevation	REV: -
• P200 Proposed Ground Floor Plan	REV: -
• P210 Proposed Roof Plan	REV: -
• P300 Proposed South East Side Elevation	REV: -
• P301 Proposed South West Rear Elevation	REV: -
• P302 Proposed Hampstead Way Elevation	REV: -
• P303 Proposed Wildwood Grove Elevation	REV: -
• P800 Green Roof Detail, Wall Detail Plan	REV: -