

DESIGN & ACCESS STATEMENT

FOR PROPOSED RESIDENTIAL ANNEXE TO  
JUBILEE COTTAGE, LOW HAWSKER

1.0 INTRODUCTION

- 1.1 The proposal involves the renovation and conversion of a former joiners workshop and attached greenhouse within the rear garden area to the property.
- 1.2 The workshop is timber framed with external cladding of vertical stained timber boarding, a timber truss/purlin and profiled sheet roof.
- 1.3 The greenhouse is timber framed with single glazed panels and roof, and brickwork base walls.
- 1.4 The workshop is structurally stable and is capable of being converted without major reconstruction of the frame.
- 1.5 The proposal will provide a modest annexe accommodation for the applicants' close family.

2.0 DESIGN

- 2.1 The proposal utilises the workshop floor area for living room, bedroom and bathroom and the greenhouse area will form the kitchen.
- 2.2 The existing timber frame to the workshop will be lined with an inner thermally insulated skin; walls and roof. The proposed glazing detail to the workshop doors will be of high thermal specification.
- 2.3 The existing external stained timber cladding will be renovated and finished in matching dark colour.
- 2.4 The existing profiled sheet roofing will be renewed in Marley Farmscape profiled mineral roofing in Anthracite colour.
- 2.5 The timber framing to the glazed panel detail, and to the windows will be stained in a contrasting teak colour.
- 2.6 It is proposed that the greenhouse rear and end walls will be infilled in facing brickwork to match the existing base wall. The existing frame will be renewed in white upvc and glazed in a high thermal specification system

3.0 ACCESS

- 3.1 The existing level access will be retained in accordance with Part M of the Building Regulations.

