**Garden office – Yew Cottage, Saxlingham Nethergate NR15 1AJ**

**Design and Access Statement**

**Background**

We are making an application to build a single storey garden office for occasional use by an individual worker (the applicant). It will be located at the maximum distance possible (around 26m) from the main dwelling (Yew Cottage), which is a grade 2 listed cottage. All the features for which Yew Cottage is listed relate to the main dwelling, and are as follows:

*Former farmhouse of lobby entrance type. C17 and later. 5-bay timber frame, with southernmost bay an addition, faced with colour-washed brick to front and rear. Pantiled roof. One storey with attic. 2 C19 2-light casements with glazing bars beneath segmental arches. Dentil cornices. 3 gabled dormers. Off-centre axial stack with doorway opposite. Winding stair to  
entrance side of stack. One blocked diamond mullion window in stair bay.* (Taken from https://britishlistedbuildings.co.uk/).

**Garden Office design & location**

The garden office will be located around 26m away from the main dwelling (ie. as far away as possible), and will not be visible from the main dwelling as it is screened by trees. The location has been chosen so that the office will not be visible from the main dwelling or from the road. The location has previously been occupied by a greenhouse (now removed) and the garden office will be of a similarly small size (internal dimensions 3m x 2.5m, 2m high), suitable for individual use.

The office walls will be made from grey green fibre cement board cladding, and the building will have an EPDM rubber roof system. The windows will be anthracite grey UPVC double glazed units and the doors will be anthracite grey double glazed UPVC. It will have a single door.

The external footprint of the office would be 9.86m2 (based on external dimensions of 3.4 x 2.9m2), which overall is around 1% of the total property area (954m2), and around 1.15 % of the total garden area (855.5m2). The garden office is designed to be unobtrusive by being positioned in a screened location away from the main dwelling so that the character of the house is not compromised in any way.

The office will be accessed by the existing garden path (which originally led to the old greenhouse). Builders will access the back garden via a gate in the fence, leaving Yew Cottage itself undisturbed. On completion, the garden office may be accessed from the path starting from the back door of Yew Cottage. It could also be accessed without entering Yew Cottage by taking the path from the front garden which runs around the side of the house to the back garden joining up with the aforementioned path. As the design will utilise existing paths, there is no requirement for any landscaping.

The garden office will be used by a single occupant, i.e. the owner of the original dwelling. It will therefore not be responsible for bringing any extra vehicular or pedestrian traffic to Saxlingham Nethergate. Since the garden office will be a private writing space only and a quiet work environment, there will not be any negative impacts on neighbours or the wider village environment.

**Summary statement**

The historic village of Saxlingham Nethergate is very attractive both in terms of its buildings and surrounding landscape, and is designated as a conservation area. The garden office we are planning to build is of a small scale and is located in a screened area that it would not be visible from the road, and is as far away from the main dwelling as possible so that the character of Yew Cottage and Saxlingham Nethergate is not affected. It will use existing paths and all work (including access) will be located away from Yew Cottage. The finished room will be used intermittently by a single individual for quiet desk work. No signage or other infrastructure will be required. It is anticipated that it will not result in any impacts on the character of Yew Cottage, to our neighbours or on the wider village of Saxlingham Nethergate.