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

**Heritage Statement**

Schedule of works

We are making an application to build a single storey garden office for occasional use by an individual worker (the applicant). The work will involve building a garden office that is completely separate from the main dwelling (Yew Cottage – a grade 2 listed building). It will be located at the maximum distance possible (around 26m) from Yew Cottage.

The location has been specifically chosen so that the office will neither be visible from the main dwelling as it is screened by trees, or from the road which is screened by both a fence and hedgerow trees. The location has previously been occupied by a greenhouse (now removed) and will be of a similarly small size (internal dimensions 3m x 2.5m, 2m high), suitable for use by a single individual as a quiet writing space.

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. Using cladding of grey-green colour is designed to give the building an unobtrusive appearance.

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).

Heritage Assets

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/).

Since the garden office will be located some distance away from Yew Cottage, the features of interest will not be affected by the works. During the construction of the garden office, the back garden will be accessed directly through a gate in the fence, so Yew Cottage itself will remain distant from, and unaffected by, the construction work. The garden office will be located at the end of an existing garden path, and therefore no landscaping work will be required.

**Summary statement**

The historic village of Saxlingham Nethergate is attractive both in terms of its buildings and surrounding landscape, and is designated as a conservation area. The proposed garden office would be small and positioned in a screened location that would not be visible from the road, and is as far away as possible, while also being screened, from the main dwelling in order that the character of Yew Cottage and its surroundings are not affected.

No signage, landscaping or other infrastructure will be required. It is anticipated that it will cause no impact on the character of Yew Cottage or the wider village of Saxlingham Nethergate.