

Design & Access Statement

Garden House Extension:

Garden House
2 Hickmire
Wollaston
NN29 7SL

March 2023

Application

The Garden House is an existing 2-bedroom single storey detached dwelling structure in the curtilage of the Grade II listed building, 2 Hickmire, Wollaston. This proposal seeks to extend the Garden House to create additional living space and a larger second bedroom.

Existing Site

The existing Garden House structure is a detached 2-bedroom dwelling that sits within the curtilage of 2 Hickmire, Wollaston, which is a Grade II Listed thatched and stone building. The Garden House has its own separate services and council tax and sits approximately 10m behind 2 Hickmire, at its closest point. The Garden House is traditionally built with a concrete tile roof and rendered brickwork. It has a small terrace to one side which provides access into the building.

Context

The Garden House cannot be seen from the street. It can only be viewed from above when standing in the graveyard of St Mary's Church, which is approximately 2.5-3m higher than the site. It is located in the middle of Wollaston's conservation area and there are a number of protected trees on the site.

Design

The proposed extension will create additional living space and a larger second bedroom to cater for elderly residents. It will also create a better entrance into the building without the need to access via the terrace that gets slippery in the winter months.

It is proposed to re-clad the finished property with timber to soften the appearance and ensure that the extension work does not appear piecemeal.

The location of the living space was selected so as not to impact the Grade II listed property in any way.

Specialist foundations will be required to protect the existing trees. Please refer to the Arboriculture Report.

Access

The Garden House is accessed by pedestrians from a gate off Hickmire and has vehicle access and parking to the rear, accessed from Church Lane. These access points will remain.

The main access into The Garden House will be altered to provide a better level threshold for wheelchair users.

Layout

The layout is dictated by the relationship with the Grade II listed building, 2 Hickmire. The main extension work has been located so that it is neither visible from 2 Hickmire, nor does it interrupt views towards 2 Hickmire.

Scale

The extension work ensures that Garden House remains subservient to 2 Hickmire. The ridge heights are retained and the property is kept on a single storey.

Landscaping

There are no major landscape alterations other than the relocation of domestic flower beds. An Arboriculture report will be submitted to accompany the application.

Sustainability

The property will be built to meet the updated building regulations with regard to heat loss and ventilation. This will make it a highly efficient property.