

Design and Access Statement for conversion of existing Garage into a Garden Office at Constantine Bay House, Constantine Bay, Cornwall, PL28 8JJ

Introduction

The proposal for a Garden Office is for the benefit of managing a garden and landscape of approximately eight acres, and to allow space for working from home. The existing garage structure would be refurbished and would require a small extension to allow more natural light and an entrance separate to the existing double doors. The Plan and Elevations have been drawn up to fit in with an existing detached car port nearby, and with other outbuildings on the property.

Access Statement

The office would be accessible from the field surrounding the house and via a driveway to the entrances for Constantine Bay House.

Design Statement

The site lies within in an Area of outstanding Natural Beauty and this has been taken into consideration at the outset. The Design has been chosen keeps the proposed addition for the existing structure to a compact low profile in order to minimise any impact on it's setting.

The character and aged plaster finish of the existing garage structure, dating from the 1930's, would be kept and the proposed extension would be finished in timber.

There is a mature slate and Tamarisk hedge already in existence to the West of the existing structure and the proposed extension would be invisible from the boundary to the West of the site as it would be screened by the existing structure. There will be the facility to collect rainwater from the roof for watering of the garden. The existing finish of the existing structure would be retained and the timber cladding for the proposed extension keeping with other the other outbuildings on the property.

February 19th 2024