

DESIGN & ACCESS STATEMENT

Introduction:

This document has been prepared by Tricker Blackie Associates to explain the principles and reasons behind the proposals.



Background:

21-22 Water Street. Lavenham is grade II listed and has the following entry:

LAVENHAM WATER STREET (north side) Nos 21- 22 The Sparrows

(Formerly listed as Nos 21 and 22)

GV II A late C18 timber-framed and plastered building with a modern tiled roof. Two storeys. Four window range of double-hung sashes with glazing bars. The ground store has two small splayed bays. Two doorways approached by steps from the pavement.

Listing NGR: TL9169649129

Requirements:

The applicant has a requirement to form a garden room structure which will double as a home office with separate storage.

Description:

21-22 Water Street is an end of terrace property located within the historic town of Lavenham. Formerly two separate dwellings, the property is now in single occupancy. To the east is a gated passageway which gives access to the rear garden. The original garden of No. 21 Water Street is now in the ownership of No.20.

The rear garden is approximately 17m long by 6m wide, with timber fence to the west boundary, leylandii hedge to the east boundary and a brick wall running along the north. Located in the northwest corner of the garden is a 6'-0" x 8'-0" timber clad garden shed. The structure is not of any heritage significance.



(Image 1 – Existing Garden shed)

Proposals:

The proposal is to remove the garden shed and to construct a garden room structure along the end of the garden.

Design:

The proposed garden room is a modern flat roof structure with a canopy overhang above south facing sliding/folding doors and a discrete door to the store.

Appearance:

The design and form of the Garden Room has been deliberately chosen to be of a contemporary style which provides clear legibility to the composition whilst also keeping the height and mass of the new structure, low.



(Image 2 - Garden Room Structure- giving an impression of the style, materials and finish)

The south elevation (principal elevation) will be clad in Western Red Cedar, whereas the sides and rear which are obscured by existing site features, will be clad in Thermowood and corrugated colour coated metal sheeting respectively.



(Image 3 – View of garden looking north)

Witin the curtilage of Flats Owned by Swan Hotel Adjoining No. 22 on the East is an Oak tree. This has no Tree Preservation Order.

The design of the foundations for the new structure will use a series of metal ground screws so as to avoid compaction of the soil in the proximity of the adjacent Oak tree.



(Image 4- View from Barn Street looking West – Oak tree within adjacent land)

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