

5 The Cottrells Garden Office and Store : Design and Access Statement

Introduction

5 The Cottrells is a 1914 two bedroomed mid terrace house that does not have a garage or outside storage for eg: bicycles. Following the collapse of her business during the pandemic the applicant is now employed full time, contracted to work from home and requires permanent office space.

The application is for a combined office and store to meet both of these requirements within one secure, low maintenance building. The applicant is applying retrospectively as she misread the guidance on the portal and did not realise before the build commenced that permission was required as the building is within 2m of the boundary and the roof on one side is over 2.5m high.

Location

The new building is built on the boundary to secure the property and consistent with the adjacent terrace properties that have the same shared rear access path. These all have outbuildings on or very close to the rear boundary. See the photos below where the path is to the right of the block paved car park - No.1 The Cottrell's is on the right of the photo with black timber clad outbuilding, No.2 and No.3 are brick with pitched roofed outbuildings, No.4 has a prefabricated garden office behind a panelled fence. No.5 is the grey door at the end of the path.



Access

The applicant's property is the last in the terrace row, and the shared access path terminates at the applicant's property. No access to any other property is restricted by the building of the applicant's outhouse. The applicant has block paved the path outside the outhouse to match the adjacent car park block paving.

5 The Cottrells Garden Office and Store : Design and Access Statement

Design

The applicant has chosen to clad the building in concrete 'Hardie Board' in dark anthracite grey so that when viewed from the public highway it blends in with the adjacent apartment building (visible to the left of the above photograph). This board has the benefit of the aesthetic of natural wood while delivering the maintenance-free durability of fibre cement (estimated life span a minimum of 40 years). The external door to the shared alleyway is also grey to match the apartment building as both doors are visible from the highway. See photos over page - the door frames will also be painted anthracite grey when finished. The garden side in the photo is awaiting door and window installation.

