

Overview

This proposal covers the demolition of an existing dilapidated timber garage with a dual pitch roof, and its replacement with a habitable garden office on the same footprint.

In addition there will be a garden shed built to a lower standard (i.e. not habitable) connected to the side of the office. The combined office and shed will share a dual pitched clerestory sheet metal roof finished in anthracite grey, the 2 buildings will be clad in a charred wood cladding so that together the 2 buildings read as one building. Windows and doors will also be finished in anthracite grey to match the house (note we are in the process of changing all windows and doors in the property to anthracite grey).

The shed part of the building will have a 45 degree cut out of it's street facing side in order to not encroach on the drive and to ensure the 2 buildings do not protrude beyond the front evolution of the house.

Process

The design is driven by the requirement to convert an existing study/office within the current residence back into a bedroom (due to upcoming addition to the family!).

The existing timber garage is in poor repair, and is visually intrusive so building a garden office on the same footprint will provide the required home office space whilst enhancing the appearance of the property.

There remains a requirement for a replacement shed, for storage, which is included in the proposal under the same roof to give an integrated appearance.

Use

As indicated, the proposed development is for a garden office to replace the existing home office which needs to be converted back to a bedroom. The small shed is required for storage previously provided by the old garage.

Amount

The new office will sit on the same footprint as the existing garage. The plan dimensions are 5.0m x 3.0m.

In addition, the new shed will be 5.0m x 1.5m, with a 45 degree angle in order to keep the development inside of the existing building line.

Layout and scale

The proposed layout was arrived at by a desire to place the new office on the footprint of the existing garage, whilst also providing shed storage space.

Landscaping and appearance.

The new building is designed to look similar to the existing garage, albeit a more refined version. The walls are to be clad in charred timber, with the roof in anthracite grey sheet. The doors and windows to be in anthracite grey, to match the existing house.

Access

The two parts of the building will be accessed separately, with no internal connecting doors. The building will not change the access to the drive, house, or garden in any way.