

# Clark Designs Limited

## Building Surveyors & Designers

Design and Access Statement for  
Conversion of existing detached garage into annexe  
Yew Tree Cottage, Stone Street, Petham CT4 5PU

39 Reculver Road, Heme Bay, Kent, CT6 6LQ  
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## **1.1 Introduction**

This Design and Access Statement provides information additional to the submitted Application Form, drawings and Photographs.

## **1.2 The Property and Planning History**

Yew Tree Cottage is a charming Grade II detached Kent cottage and dates back to the late 16th century. Originally farmworkers cottages, it was converted into a single dwelling in the 1970s but retains many historic features including exposed beams in most rooms, fireplaces and casement windows.

The cottage is situated in just over half an acre of land, backing onto fields in the Kent countryside in an Area of Outstanding Natural Beauty. The main entrance to the property is via a gate to a gravel drive to the left of the building with parking and a detached double garage.

To the right of the property is a large barn and access to this is via a secondary gated driveway with ample parking.

The double garage we are intending to convert is a modern building in brickwork and render and is not part of the listing.

## **1.3 This Proposal**

The proposal is to convert the existing garage into an annexe for my client's eldest daughter to live in as the existing house is quite small with only three bedrooms and, at present, the eldest daughter is sleeping in the lounge. The annexe will have a bedroom, bathroom and an open plan living area. There will be a small area for tea making etc. but the daughter will be using the main house for her meals etc.

## **1.4 Design**

We have tried to make minimum alterations to the exterior of the garage. We are including one window overlooking the garden for the bedroom. All other light is to be brought in through conservation Velux windows from the roof. We will alter the sliding timber doors to the front of the garage with sliding, folding timber glazed doors.

Internally we will be constructing timber partitions to form the areas but will be removing the existing ceiling to provide a vaulted ceiling/roof.

## **1.5 Access**

Access will be through a personal door within the sliding doors.

## **1.6 Summary**

This project is to provide my client's eldest daughter with some personal space without extending or altering the existing Listed building. My client has been clear that any kind of alteration to the Listed building would not be acceptable to her.