

## **Design and Access Statement.**

### **J E Piccaver and Co Planning Reference Number H06-0837-10**

*Change of Use of Garage and Outbuildings to Office Accommodation, Including construction of link between existing offices and proposed re-roofing*

#### Design

The proposed link will connect existing office buildings with the garage and outbuildings at Norfolk House. The two sets of buildings are of different ages, so the proposed link will maintain the distinct character of the older garage and outbuildings. This will be achieved, firstly, by the link being built set back from, and at a lower roof line to the older structures. This will allow the original shape of the buildings to remain clearly evident. Secondly, the material used to manufacture the link will tie in with the newer, contemporary offices, but contrast with the older buildings. As such, a variegated red/black brick will be used, matching that of the newer build. The brick courses will tie in with those of the newer build but not with the older structures. Further to maintain the character of the older buildings, as viewed from the Norfolk House side, the existing doors will be retained (though the opening closed off).

At some stage, the garage and out buildings have been re-roofed with a clay pantile, which has also been painted on the Eastern elevation. As roof repair is required, it is proposed that the roof covering be replaced with traditional slates, matching all the other roofs on site.

On the eastern elevation, additional windows are required to introduce natural light to the proposed working areas. As the older buildings have no fenestration, it is proposed to use the same style 'all bar' windows as are currently used on the existing offices.

Internally, the modifications will be aimed primarily at a suitable office environment and energy efficiency. As such the underside of the roof (currently exposed) will be insulated, plaster boarded and skimmed. This will retain exposure of the existing roof structure. For further natural light, conservation type roof lights will be fitted on the Western elevation.

All walls will be dry lined, including insulation and skimming.

Floor levels will be raised by 150 mm, allowing floor insulation to be laid under a concrete finished floor surface. This will also minimise the risk of water ingress from

the Norfolk House side, where the driveway has been raised in level due to tarmacadam re-surfacing.

Internally, lighting will be low energy surface fixtures, final choice yet to be made.

Heating will be a simple extension of the existing hot water radiator system.

#### Access

As this development does not affect staff numbers, no access statement is relevant.

Frank Ward

On behalf J E Piccaver and Co