

PROPOSED WORKS TO EXISTING ANNEX AT HOWLETTS FARM, GAS LANE, BARKWAY, HERTFORDSHIRE, SG8 6ET

The existing annex at Howletts Farm contains a large garage/workshop and living accommodation. It has been used to provide overnight accommodation for friends and family.

However whilst the building is in a reasonably sound condition, and workable it would benefit from improvement. In particular the bedrooms are inadequate and severely lacking in headroom; they would not meet current minimum space standards with anybody who is a little taller than average having to bend down when walking around. In addition the building is not insulated to an acceptable modern standard, there are limited kitchen facilities and the bathroom is not ideal.

Proposal

In order to address these issues and improve the amenity of the annex it is proposed to raise the ceiling heights and increase the width of the bedrooms into the roof. The garage and workshop will remain untouched.

The annex will be insulated and new bathrooms provided. A new kitchen will be supplied and installed.

Also proposed are modifications to the openings which include enlarging some of the windows and replacing others. Decks will be provided to the two sides away from the main house, each with a veranda to take advantage of the proposed French doors. Heating and electricals will also be upgraded. The staircase will be renewed as the existing staircase is too steep.

By making basic improvements to the annex it will make it more liveable and attractive without affecting the fabric of the building.

Much of the work can be done as permitted development, particularly internals alterations, however planning permission is being sought for avoidance of doubt.