

Design and Access Statement

SITE:	No. 1 Oak Tree Cottages, Flaxley, Newnham on Severn, Gloucestershire, GL14 1JR
DESCRIPTION:	Erection of a single storey garage and workshop

1.0 SITE CONTEXT AND SURROUNDINGS

- 1.1 The site is located in the settlement of Flaxley in the parish of Blaison, Gloucestershire.
- 1.2 No. 1 Oak Tree Cottages is a 2 bedroom grade II listed semi-detached cottage built in the mid 19th century.
- 1.3 To the north-east boundary of the site, to the front of the listed building, 0.90 metre estate style fencing, with matching gates providing vehicular access to a driveway and the listed building. The remaining boundaries are native species hedging.
- 1.4 Adjacent to the north east elevation of the cottage, approximately 40 metres away, is an existing field gate providing access to the garden and the existing dilapidated outbuildings.

2.0 DESIGN

- 2.1 The new building will be constructed using traditional materials, including natural black slate to the pitched roof, horizontal feather edge timbers to the exterior walls of all elevations, and timber windows and doors.

3.0 LAYOUT

- 3.1 The new building will replace an existing out building in the south-eastern corner, which is in a dilapidated state of repair.
- 3.2 The new building will comprise a garage, accessed by double timber garage doors, and a hobby workshop is accessed by a single external timber door. The garage and hobby workshop will be linked by a single internal door.
- 3.3 The new building will be served by an existing field gate and vehicular track, which will be extended to include a single turning/parking space.

4.0 SCALE

- 4.1 The new building will be single storey.
- 4.2 The existing building to be demolished has an overall footprint of 48.8m².
- 4.3 The new building will have an overall footprint of 62.5m².

5.0 LANDSCAPE AND APPEARANCE

- 5.1 The new building will be finished in good quality and in keeping materials, including natural black slate roofing, feather edge timbers to all external walls and timber doors and window frames.
- 5.2 The field gate entrance to the garden, which will serve the new building, will be extended and topped with forest of dean 25mm angular stone.