

**Design and Access statement for Mr & Mrs Barker
(no listed building consent required)**

Address: Glebe Cottage
Long Newnton
Tetbury, GL8 8RR

Proposed development: Construction of garden store room to extend the existing stone store to facilitate an array of PV solar panels. The proposed building will be an open oak frame structure with integrated panels on the south facing roof and existing clay tiles on the rear north face.

Assessment of the surroundings of the proposed development: The existing store currently lies within a garden setting, separate from the main dwelling. It is bordered on all sides by land owned by the applicant.

Consultation: The proposed new structure cannot be viewed by the adjoining property and is to the side of the main house.

Evaluation: The design of the proposed structure is to incorporate natural wood features and has been designed to maximise the character and aesthetics in line with the rural landscape. In accordance with Cotswold District Council Local Plan, 3.0.2, 3.0.4, 5.0.1(1) the open structure will be constructed of high-quality materials and of a sustainable design, significantly improving the look and creating an enhanced and significantly more attractive space.

DESIGN COMPONENTS

Proposed use: The new building will provide a covered play area for children within supervisory view from the stable back door of the house. The proposed structure will be a similar pitch and height as the adjacent stone garden store. It is proposed to create a new roof over both structures to house a continuous array of integrated photovoltaic solar panels on the south pitch. The north pitch of the roof will be tiled, using the existing clay tiles from the front of the existing store roof.

It is deemed preferable to mount the solar panels here, rather than on the only other south facing roof section of the main house as this faces the adjoining property, and hence an array of solar panels would be in direct view from the neighbour's garden.

The new structure has been designed to accommodate the existing stone wall that supports and retains a higher ground level on the north side. The existing pedestrian gateway will be closed off and the wall will continue to meet the existing stone store wall. The new roof will be cantilevered over the existing stone wall.

Amount and density of development: New, single height open timber frame store will match the end elevation dimensions of the adjacent stone building

Proposed building useable store floor area: 15.4sq M
Proposed store roof footprint area: 20.4sq M (5.0sq M cantilevered over stone retaining wall.)
Existing stone store floor area: 21.7sq M
Total combined floor area: 37.1sq M
Height to ridge (4.65M), as existing
Height to eaves (2.2M), as existing

Landscaping: The small area surrounding the proposed building is a combination of gravel and low stone walls with flowerbeds. Some repositioning will be necessary to render the site flat under the new building.

Appearance: The new building will be a traditional oak frame design with king posts, beams and bracing members resting on oak posts on staddle stones on concrete foundation slabs.

The new floor under the timber frame building will be stone slabs bedded on type 1 compacted stone.

ACCESS COMPONENTS

Degree of access: The ground level access to the new room is pedestrian only and offers suitable space for access to all users.

There are no plans to change vehicular or pedestrian access to the house.

July 2021