

# Proposal for Garden room and store

*1 Rose Cottages,  
Fawler,  
OX7 3AJ*

## Design and Access Statement



Matthew Freeman MCIAT  
Chartered Architectural Technologist  
Mob: 07896803747  
Email: [matt@freeman-architecture.co.uk](mailto:matt@freeman-architecture.co.uk)  
Address: 321 Manor Road, Witney, OX28 3UQ



# **Contents**

1. Introduction .....	
2. Site analysis .....	
3. Topography and orientation .....	
4. Planning history .....	
5. Existing and surrounding buildings .....	
6. Design concept .....	
7. Conclusion .....	

## **1.0 Introduction**

1.1 This report is to support the planning application submitted for a timber construction to provide a Garden room with Garden storage within the curtilage of the property No1 Rose cottages on behalf of the owned by Mrs Ball.

## **2.0 Site Analysis**

2.1 The application site is located on the main road through Fawler.

2.2 The site typically runs from South to North with the property access on the North boundary, there is no vehicle access to the site behind the property.

2.3 Along the west boundary of the site is a stone wall and vegetation which separates the fields beyond. The north boundary consists of a low-level stone wall separating the application site from the Garden of the main property. The East boundary is formed of a mixture of a post and wire fence and vegetation separating the neighbouring property. The south boundary consists of a post and wire fence and vegetation separating the neighbouring property.

## **3.0 Topography and Orientation**

3.1 The curtilage to the overall site is rectangular in shape and has a significant fall, rising from South to North.

## **4.0 Planning history**

4.1 the application site has no planning history but there are a number of applications made on the main property.

- 21/00750/HHD
- 21/00751/LBC
- 21/02300/HHD
- 21/02301/LBC

## **5.0 Existing and surrounding buildings**

5.1 All the immediate surrounding buildings are of a tradition style constructed of rough Cotswold stone with stone slates. All the proportions are relatively small with small window openings and low eaves levels. Windows and doors are typically timber casement with small proportion.

5.2 On the application site, currently sits a timber stable structure which is showing signs of degradation.

## **6.0 The Design Concept and Scale**

6.1 The proposal is to provide a self-sufficient garden room with store to enable the owner to enjoy the views from the site.

6.2 The design is to demolish the existing stable building and replace it with a smaller structure which would harvest rain water and include PV panels to supply electricity to be building.

6.3 This proposal will also be mindful of current environmental issues and where possible will reduce its impact from the construction, to the running of the building. The external wall

construction, insulation and performance of the building will be at a level to meet and exceed the building regulations. It is proposed and the dwelling will be of a timber frame construction and window units will be of a quality and detailed in a way to reduce cold bridges and air leakage which will reduce escaping energy. Other areas which have been considered to help reduce its impact on the environment are as follows: -

- Low energy lighting will be used
- Rain water will be harvested from the development in water butts to be used on the garden, reducing the usage of the mains water supply.

## **7.0 Conclusion**

The design is to demolish the existing stable building and rebuild a new structure to provide a garden room and garden storage for the main property. The building will be self-sufficient using harvested rainwater and PV panels to provide electricity to the building.