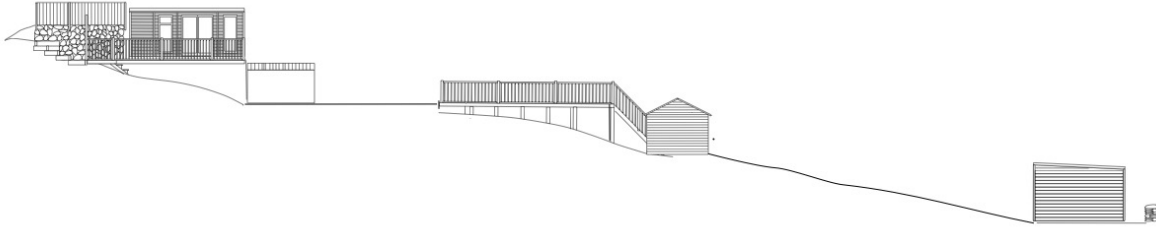


*DETAIL OF GARDEN STRUCTURES AT THE
COTTAGE, NEWHAM BOTTOM ASSOCIATED
WITH PLANNING APPLICATION
P1313/23/FUL*

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Detail of Garden structures at The Cottage, Newham Bottom associated with Planning Application P1313/23/FUL



Purpose

This document will detail the structures and their configuration in the garden of The Cottage that is located on the other side of singletrack lane. This document should be read in conjunction with the following supporting documents which provide all the necessary details of these structures. These documents are:

- Enlarged Garden Block Plan version 1
- Garden Boundary Plan version 1
- Garden Topography v1

The measurements detailed within the above documents are as accurate as possible without the use of specialist surveying equipment.

There also several drawings detailing the structures and facilities within these garden areas and these will be referred to as the facilities are described later in this document.

Scope

This document relates to the garden that is located across the singletrack lane opposite to The Cottage (Grid Reference SO 62184 16696). For completeness all the boundaries have been described for the entire property known as The Cottage.

Description of the garden areas at The Cottage

The property (The Cottage, Newham Bottom) consists of a three-bedroom cottage with a long, narrow garden which is bisected by a singletrack lane. It should be noted that the two neighbouring properties on either side of The Cottage (The Old Shop and The Pippins) have the same configuration to their gardens. Each of these 2 halves of garden have been sub divided again and given names to make it easier to identify and locate areas within the garden. The names that we have chosen related to physical position at the property or the key facility within it.

- **Top Garden:** this is the part of the garden which is above the cottage, is made up of a steep hill side covered predominately with grass and deciduous trees (Oak, Birch, Cherry, and Hazel). The boundary barrier is constructed of a 1 metre high wire fence supported by timber fencing posts between the properties of The Old Shop and The Pippins. This area is a haven for small mammals and birds, with the occasional deer.
- **Cottage Garden:** this is the garden that is immediately outside the cottage and has a mixture wild and cultivated plants and has a small pond. The boundary for this garden between The Old Shop and The Cottage consists of a stone wall with 'hedging' above. The stone wall is in the order of one metre high with the 'hedging' being in the order of two metres high. The hedging is made up of Ivy growing over several trees (deciduous trees and a Laurel). The boundary to front of the property toward the singletrack lane is made up of a stone wall. The pond supports Newts, Frogs and Dragonflies, and the garden is populated with small mammals and toads, it is also a haven for bees and butterflies.
- **Pool Garden:** this is the first area of garden on the other side of the singletrack lane to the cottage. As the name suggests it contains a Garden pool and it also has the Garden Studio located within it, it has a small patio with seating and a small lawn. The boundary to The Old Shop consists of a mixture boundary types that include wire fencing, woven willow panels, a rendered concrete block retaining wall, several hazel trees and buddleia. The boundary to The Pippins consists predominately of Conifer trees cut to form a hedge, only broken by the rear wall of the garage belonging to The Pippins and by a woven wood panelled fence. The height of these boundaries range between 2 metres to 2.5 metres. The Pool Garden has several flower borders containing both wild and cultivated flowers that support a population of small mammals and toads, it also a haven for bees and butterflies.
- **Bottom Garden:** beyond the Pool Garden is the Bottom Garden and as the name suggests its right at the bottom of the property. This garden is predominately laid to grass and has a Garden Shed at the top end and will have the proposed Garden Cabin at the other end. In the middle of the grassed area is an Apple tree (which is not well!). The boundary to The Old Shop and The Cottage is predominately a Laid Hedge with a mixture of Hawthorn, Oak and Hazel trees growing within the hedge, and at the very bottom there is short feather board fence. The height of this boundary varies between 2 and 3 metres. The boundary between The Pippins and The Cottage consists of a 2 metre high feather board fence. This fence replaced an existing wire fence, and with the agreement with the neighbours now provides a degree of privacy between the two gardens. The boundary at the bottom of the garden is a dry stone wall which we recently rebuilt. The Bottom Garden contains wild flowers that support a population of small mammals and toads, it also a haven for bees and butterflies.

The facilities in the garden opposite The Cottage

The facilities within this garden area will be described in the order, from top to bottom, as detailed in the Enlarged Garden Block Plan version 1 and will be supported by the related elevation and plan documents.

- **Car Parking Space:** this area is sufficient for 2 cars to park comfortably. The area is bounded by a 1 metre high feather board fence. Adjacent to the car parking space is the entrance to the garden down steps to the gated entrance.

Refer to Car Parking Space version 1 for more information.

- **Garden Studio:** this is a professionally made and installed studio which is fully insulated and has double glazing with a rubber membrane roof. The Garden Studio was installed in 2018 and replaced the existing Garden Shed. The Garden Studio is used for artwork and various hobbies by members of the family.

Refer to Garden Studio Elevations version 1 and Garden Studio plan version 1 for more information.

- **Garden Pool and decking:** this is an above ground that has had a deck built around it to make its used easier and safer. The anecdotal evidence from a neighbour who was actively involved in its construct suggests that it was built around circa 2013. The associated lawned area in the Pool Garden provides a flat area for members of the family to enjoy.

Refer to Garden Pool and Decking elevations version 1 and Garden Pool and Decking plan version 1 for more information.

- **Garden Shed:** the Garden Shed is located at the top end of the Bottom Garden. It is built close to Garden Pool Decking to hide the shed. This shed was moved from its original position to facilitate then installation of the Garden Studio. The Garden Shed is used to store garden tools and various DIY tools. The anecdotal evidence from a neighbour suggests that there has been a Garden Shed in the garden for well over ten years.

Refer to Garden Shed elevations version 1 and Garden Shed plan Version 1 for more information.

- **Garden Cabin:** this is the proposed Garden Cabin to be installed at the lower end of the Bottom Garden as detailed in Planning Application P1313/23/FUL.

It is important to note that all these facilities are for private use by members of the family.

Summary

The garden located on the other side of the singletrack line opposite The Cottage is described as a garden and when the property was bought it was sold as a garden, it always has been and always will be a garden. The anecdotal evidence suggests that the Garden Shed and Garden Pool have been in garden for at least 10 years. And, whilst the Garden Studio is a recent addition it was seen as a replacement for the Garden Shed which occupied the same space.

This document and the reference documents within should provide sufficient information for a decision to be made.