

# Design and Access Statement

Proposed Changes to Garden, March 2024  
Rose Cottage, Green Lane, Swanmore, Hampshire SO32 2UQ  
Grade II Listed in 1987, Listing NGR: SU5817917450

Planning Portal Reference: 12833375 “Changes to garden to adjust flint wall, install greenhouse, swimming pool, solar panels on rear garage roof and new well cap.”



## Statement

Rose Cottage is located in a hamlet of nine houses in Upper Swanmore, a semi rural setting just inside the SDNP surrounded by countryside. Seven of the nine houses are over 100 years old, four are over 200 years old including Rose Cottage believed to have been built in 1770. The existing garden at Rose Cottage includes a traditional rose garden to the front, a mixture of lawns and flower borders to the west and north, a productive area to the west for fruit and vegetables and a small orchard to the north west. There are four outbuildings comprising garage, wooden greenhouse, brick built shed and brick built former coal store. Public roads Vicarage Lane and Green Lane run to the front of the property.

This proposal seeks to make changes in the garden that are in the context of the semi-rural surroundings and age of the property. The greenhouse design combines a brick base with traditional “victorian style” English made metal greenhouse, which is considered a style most in keeping with a property of this age. Following pre-application advice, the position of the greenhouse has been moved away from the public road to minimise its visibility.

The proposed swimming pool is in a discrete location behind the house and not visible from the public road and further screened by hedges that will be planted around it.

Installing solar panels visible on a Grade 2 listed country cottage would be inappropriate, so a location on the rear roof of the garage is proposed which is almost completely hidden from sight and cannot be seen from the public road or from Rose Cottage itself.

No changes to public access via roads or footpaths are proposed so there are no public access factors in the application.

The proposal does seek to improve access within Rose Cottage’s garden by moving the access point in the flint wall to rear of the house, used to move from front to back garden. This access was made c1987 but after alterations to the house in 2020 the access point is now too close to the house to be properly used. Moving it slightly to the west to make it clear of the house will allow easier movement of people and objects from front to back garden and be aesthetically more pleasing.

The proposal seeks to make the well, currently hidden under a concrete cap, visible through a new glass cap so it can be seen and enjoyed.

The only lighting in the proposal is a downlight within the well, no above ground lighting is proposed and no lighting in or around the swimming pool, so impact on neighbours and wildlife will be minimal if any.