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**PROPOSED GARDEN ROOM**  
**'OAK BARN',**  
Soulton Road, Wem, Shropshire SY4 5RP

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**DESIGN & ACCESS STATEMENT**



**SCALE, LAYOUT & CHARACTER**

Background

The dwelling is a single storey two bedroom house with the building forming part of a farm complex converted in around 2000 and is now an established rural residential area.

Oak Barn is in a development of 6 similar dwellings that lie North East of the town of Wem that has good transport connections to the rest of Shropshire and beyond to North Wales, the North West and the Midlands.

Within the town there are retail and entertainment opportunities plus medical provision should that be required.

The area is populated by a wide demographic of which the retired form a part and so the applicants are happy in that semi-rural location.

One of the applicants is infirm and has a Blue Badge No: M4AD5M 0 1131X1026 and the main aim of the proposal is to create a bright semi-external room that will enhance their health, wellbeing and personal outlook.

Amount

The elderly applicants wish to add a Garden Room that will connect the garden with the living space providing health benefits and improved quality of retirement enjoyment & lifestyle.

Scale

The proposed a Garden Room is single storey ground floor space that will provide further recreational living area with overall external dimensions of 4725 x 3280mm with a ridge height of approximately 3500mm.

Appearance

Sited at the rear of the property with no neighbouring views, the proposal comprises a low level facing brickwork external wall and upvc double glazing above with a hipped pitched glazed roof.

The windows will be finished in a Rosewood colour to appear in keeping with the existing but with the importance of low maintenance factor that will reduce the burden for the elderly occupiers.

### Siting

Though there are four sides to the property, the South East Elevation is the most logical for the proposal which will be connected to the garden area. All boundaries have been firmly embedded over the years so therefore there are no overlooking issues with neighbouring properties.

The proposal should not seriously reduce the amount of amenity space around the property and more than adequate planted and landscaped areas will be retained on completion.

### Accessibility

The property has access for all occupants/visitors and emergency services should they be required, which this proposal should not alter.

### Energy Efficiency

The dwelling will be designed in accordance with the Building Regulations : Approved Documents in regard to thermal efficiency and controls on energy usage aimed at carbon reduction and sensible use of natural resources.

### Archaeology

There seems to be no items of archaeological importance within the property that will be affected.

Lacon Hall, which forms part of the hamlet is Grade II Listed, however the site of the proposal is not visible from any point within the boundaries of Lacon Hall and as the proposal is on the South East elevation of Oak Barn, totally obscured.

### Flood Risk

According to Environment Agency Flood Mapping, the high ground level of the land and surrounding area means there is no danger of flooding.

### Wildlife

No ponds exist in the immediate area that capable of supporting great crested newts and as an inhabited residential area there are no obvious signs of bat presence.

### Sustainability

Once completed, the proposal will sit happily within its setting with an appearance that can be softened with low level planting as desired by the occupiers.

## **SOURCES OF REFERENCE**

Shropshire Council : SAMDev Site Allocations Plan

Government & Communities : National Planning Policy Framework (NPPF)

**14 March 2024**