

Design and Access Statement including a Heritage Statement for the proposal to relocate and replace the oil tank and relocate the LPG bottles at Rosewood Cottage, Slaughterford.



Heritage Statement:

Significance and setting:

Rosewood Cottage is a mid-18th century Grade II listed house in Slaughterford near Biddestone with gardens to the front and rear. The house overlooks the Church at the front and has neighbouring properties on both sides. Slaughterford is a small village quietly set within attractive and peaceful countryside, comprising mainly period properties. The listing entry is as follows:

“House, dated 1766, rubble stone with ashlar dressings and modern plain tile roof. Coped gables with rebuilt brick stacks. 2 storey. 2-window range to front, cyma moulded mullion windows, 2 to first floor, ground floor with central panelled door in stone doorcase with hood on brackets, inserted single light windows and outer 2-light windows similar to first floor, possibly reset as not aligned with those above. Date plaque J S J 1766, centre of first floor. Continuous string course. Rear 4-window range of cyma-moulded 2-light windows. Small stone tiled east end extension with C20 bow window. Date plaque probably to John and Jane Skeate.”

Impact of the proposal to relocate and replace the oil tank and relocate the LPG bottles on the building:

DESIGN: The proposal is to relocate and replace the old oil tank and relocate two LPG bottles from their prominent position at the front of the property to a compliant, secure and discreet location in the rear garden as described on the site plan and detailed on the accompanying illustration.

The current oil tank is in poor condition and is unstable. It is single skinned and is situated too close to the boundary wall to meet current regulations (photo 1). The LPG bottles are also too close to the utility door (photo 2) to meet current regulations.

The surveyor noted in the building survey commissioned before the owner purchased the property in 2025: "The (oil) tank appears to be inadequately supported on its concrete beams and when tested I found the tank to be unstable. I would therefore recommend that a new concrete slab base is provided and a new double skinned (bunded) tank installed."

The proposed work:

- a) A concrete pad will be laid in the new location by KD Tank Supplies Ltd.
- b) A new slimline bunded oil tank, a Deso SL1235BT (photo 3) will be installed by KD Tank Supplies Ltd in the new location.
- c) 2 paving slabs will be laid for the LPG bottles to stand on a minimum of 1 metre from the new tank as shown on the site plan.
- d) The feed lines will then be trenched in along the side and front of the property to a depth of 450mm and will be protected by a reinforced ply pipe conduit to meet current recommendations.
- e) The old tank will be emptied of oil and safely disposed of.

There is no negative impact on the building; the intention is to improve the appearance of the front of the property by moving the fuel storage to the rear garden where it is out of sight and where it will not negatively impact the house.

There is no proposed change of use to the property. The development does not involve changing the size of the existing development and there is no additional floor area being provided. There is no change of layout or design proposed. The work does not involve any landscaping other than installation of a concrete pad. The works will not involve any material changes to the external appearance of the property. Please refer to accompanying project drawings and photos for proposed design and installation details.

ACCESS: The proposal will not result in any changes to access for the property or neighbouring properties.