

Design and Access Statement

Project Title: Garden Room with Store Cupboard for Social Use

Address: 16a Woodshaw farmhouse, Swallows Mead, Royal Wootton Bassett, Wiltshire, SN48QU

Date: 19/1/2025

Introduction

This Design and Access Statement is submitted in support of the proposed garden room to be located within the front garden of the property, forward of the front wall of the house. The structure will have a floor area of approximately 25m² and is intended for social use with an integrated store cupboard.

Site Context

The proposed garden room will be sited in the front garden, positioned 1 meter from the boundaries shared with neighbouring properties and roads. The site is flat and is currently used as a domestic patio area in the garden. The proposed location has been selected to ensure minimal impact on neighbours and maintain privacy for all parties.

Design

Scale and Layout

- **Dimensions:** The garden room will have a total floor area of 25m². The garden room will represent less than 10% of the total garden area.
- **Internal Layout:** The interior will include an open-plan area for social use and an integrated store cupboard.
- **Height:** The height of the structure will not exceed 2.5 meters, in compliance with permitted development requirements.

Materials and Appearance

- **South, East, and West Elevations:** These elevations will feature modern and durable metal cladding, chosen for its low maintenance, fire resistance and contemporary aesthetic.
- **North Elevation:** The front-facing elevation will use composite cladding to create a visually appealing façade. This material is selected for its weather resistance, sustainability, and attractive finish.

- **Windows and Doors:** The windows and doors will be UPVC in anthracite in colour, positioned to face the existing house, ensuring no direct overlooking of neighbouring properties. The glazing will comply with thermal performance standards and provide natural light to the interior space.
- **Facial and soffits:** the fascia and soffits will be finished in anthracite grey with black guttering.
- **Lighting:** there will be low voltage external lighting downward facing in the front soffit.

Roofing

The roof will be finished with grey EPDM, ensuring durability and a sleek appearance. The design will complement the structure's contemporary aesthetic.

Access

Access to the Garden Room

- The garden room will be accessed from existing garden. A paved path will be installed to provide safe and convenient access.

Access for Maintenance

- The 1-meter setback from all boundaries ensures sufficient space for external maintenance and ventilation around the structure.
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Impact on Neighbours

Privacy and Amenity

- The placement of windows ensures no direct line of sight into neighbouring properties.
- The garden room is positioned to avoid overshadowing or dominating the neighbouring gardens or outdoor spaces.

Visual Impact

- The combination of metal and composite cladding creates a modern yet unobtrusive design, blending with the surrounding environment.
 - Existing boundary treatments, such as fencing and planting, will help screen the structure from neighbouring properties.
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Sustainability

- The materials used for the garden room have been chosen for their sustainability and durability.
 - The design incorporates high levels of insulation and energy-efficient glazing to minimize heating and cooling requirements.
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Conclusion

The proposed garden room is a thoughtfully designed addition to the property, providing a functional and aesthetically pleasing space for social use. The design minimizes the impact on neighbouring properties and adheres to relevant planning and building regulations. The integration of high-quality materials and a sustainable approach ensures the garden room will be an asset to the property for years to come.