DETACHED GARDEN ROOM, WOOD FARM, VICARAGE ROAD, WARESLEY, BEDFORDSHIRE SG19 3DA

DESIGN & ACCESS STATEMENT

Purpose of Statement

This Statement has been prepared to define and place in context the design criteria by which the current planning application for providing a detached Garden room, Home office and Gym Building, located in the garden rear corner above property has been formulated.

Background

We have been commissioned by our clients Mr & Mrs C. Mear the owners of Wood Farm to progress a planning application to erect a detached timber framed Garden Building within garden land, at the rear corner of their property, which is the principle and only property linked with Wood Farm. The Building is proposed to adjoin and reuse the current 2.4m high brick boundary wall, as part of the structure.

Our clients are looking to provide a garden building for use as a Home office, Gym and summer garden room where a barbeque facility with chimney, along with a glazed east facing wall, to open up the building for family use, is proposed.

The building is proposed to use a garden wall, built in 2008, under planning application number 08/01116/FUL. The approved garden wall is in total 53m long. The wall has feature piers, and these are being used to set out Oak trusses for the new roof.

Design

The proposed scheme requires the erection of a detached garden building, intended for use as a Home and Family recreational space.

The building is proposed to be part timber clad with a plinth brick wall to the North gable elevation, the East wall will mostly be glass, with three sets of Bi-Fold doors proposed. These are located between Oak timber posts which support Oak trusses and in turn a vaulted, pitched and natural slate covered roof. The centres of the trusses and posts are determined by the garden wall brick pier centres. The rear gable wall will be brick construction, and the West wall will be the existing, substantial 2.4m high brick with piers boundary wall, reused.

The garden room floor will be a suspended Beam & Block floor or a screed finished concrete slab. The garden room will be accessed and exited on the North and East sides, via paving slab finished steps, at all door locations.

Amount

The proposed garden room has a footprint of 93 sqm.

Appearance and Materials

The roof will be pitched and natural slate covered. The buildings walls will be from a timber framed wall construction clad with either external natural finish feather edged boarding over a low level solid brick plinth wall, to match the existing House, or new brick walls, built using a matching brick to link and bond with the existing garden wall.

The Bi-Fold doors will be powder coat finished Aluminium framed, glazed doors, to meet all current thermal and safety standards. All new guttering will be a black upvc deep flow section discharging into a soakaway in the garden via a new external drainage system.

Landscaping

The building is proposed to be located in a rear corner of a residential garden. The garden slopes towards the North – entrance drive and is currently all laid to lawn. Apart from additional access paving or paths, no further changes are proposed

Access

All vehicular and transport links to access this property are by motor vehicle via the existing road network. The property is located within the village of Waresley which has limited services and bus routes. The Farm, House and new Garden Building will be accessed via the existing road and gravel finished driveway.

Disabled access into the garden room will be considered, with a ramped approach for inclusive mobility, provided into the garden room, The room is open space with a level finished concrete floor and a toilet facility suitable for wheelchair access provided.

LIGHTFOOT DESIGN **24.10.2024**