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Design Access Statement (DAS)

We feel fortunate to live in a conservation area that has beautiful surroundings. Also that we own Rose Cottage, in the middle of the village, that, as stated by the conservation area appraisal document, has a positive impact upon the conservation area. Therefore in deciding to erect a summerhouse we are very conscious of our responsibilities.

The physical layout of Rose Cottage means that we do not have a back garden. What would be considered a back garden is all located entirely at the side of the property. The area where the summerhouse is located was previously occupied by a child's playhouse. The original playhouse occupied a comparatively small percentage of the segment of the garden where the summerhouse is placed. There was significant room around it and it is an area that is fairly masked from public view. We therefore recognised an opportunity to use this space more productively without impact for the neighbours and therefore preserving the positive impact Rose Cottage has on the village.

The additional context to this is that we do not have a garage therefore outside space and also storage is limited. We therefore saw the opportunity for the summerhouse to be a combination of a family relaxation area in the garden and also a playhouse for the children. Additionally the space provides a really useful storage solution for outdoor equipment / furniture in the winter time. We have installed internal sockets so that we can use a lamp to make the summerhouse useful in the evenings.

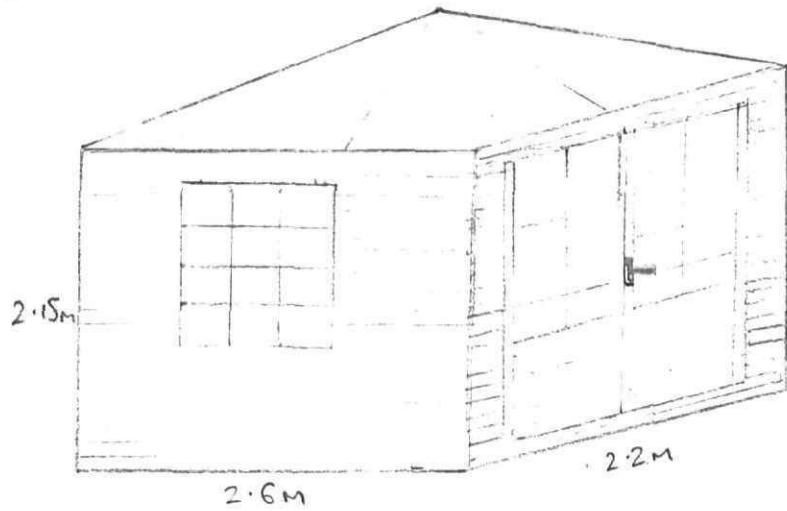
In the placement of the summer house we were very conscious of our responsibilities. We recognise the existence of valued guidance, such as Barnsley LDF Core Strategy Policy CSP 30 and Historic Environment National Planning Policy Framework Chapter 12 Conserving the Historic Environment. We believe that the summerhouse makes an entirely positive contribution to local character and distinctiveness. Certainly that it does not in any way detract from the positive contribution Rose Cottage makes to the conservation area and its surroundings. Therefore in erecting the summerhouse we undertook the following measures to ensure it was in keeping with the surroundings and did not cause upset to our neighbours.

1. We recognised that by placing the summerhouse in the chosen location the back of the summerhouse is entirely concealed as it backs onto the area occupied by the bus stop in the village. The bus stop and connected shrubs therefore screens the playhouse from the road for the view from the rear.
2. We retained the existing shrubs (to the road side of the playhouse) that act as a screen between the road and the left side of the playhouse. These shrubs are between 2.5m and 2.9m tall and effectively conceal the summerhouse from the road and paths when looking at it from the side.
3. We intend to stain the summerhouse a dark colour so as to further ensure it is further masked from views. It is currently a lighter colour.
4. We have deliberately placed a trellis fence to the front and side of the summerhouse to further screen the summerhouse from view from the paths and road in front of Rose Cottage.
5. We consulted closely with our neighbours in Home Farm, which is the property that we are next to on the side where the summer house is located. We discussed in detail our plans and worked with them to ensure the construction was totally agreeable to them. They were, and remain, very happy with what we have done.

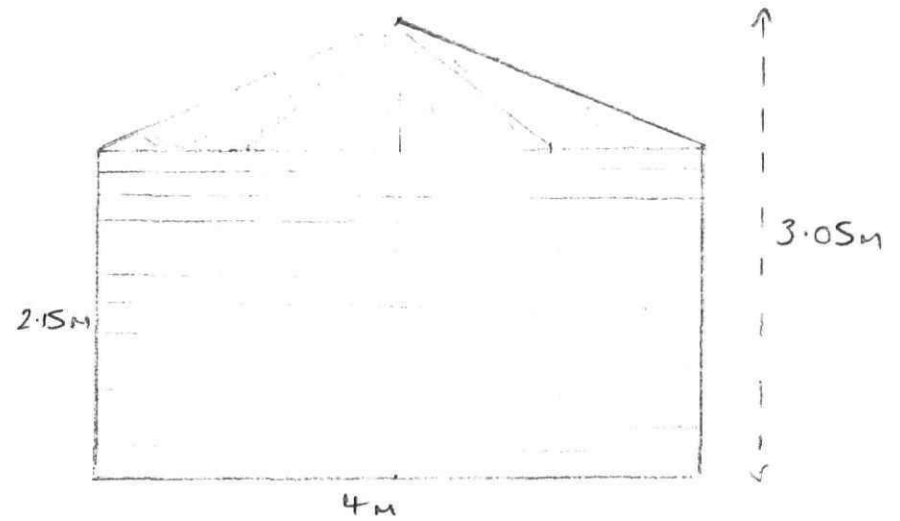
Scaled drawings (2)

1:50

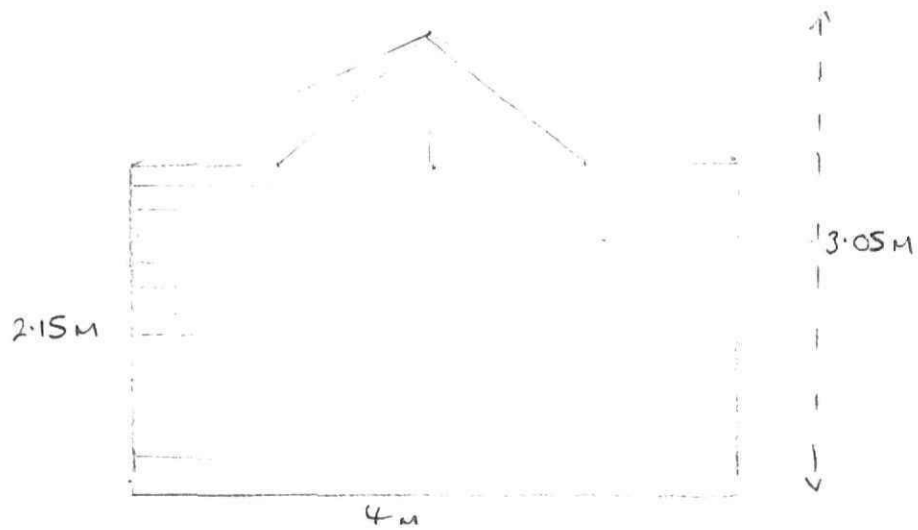
front elevation
(from house)



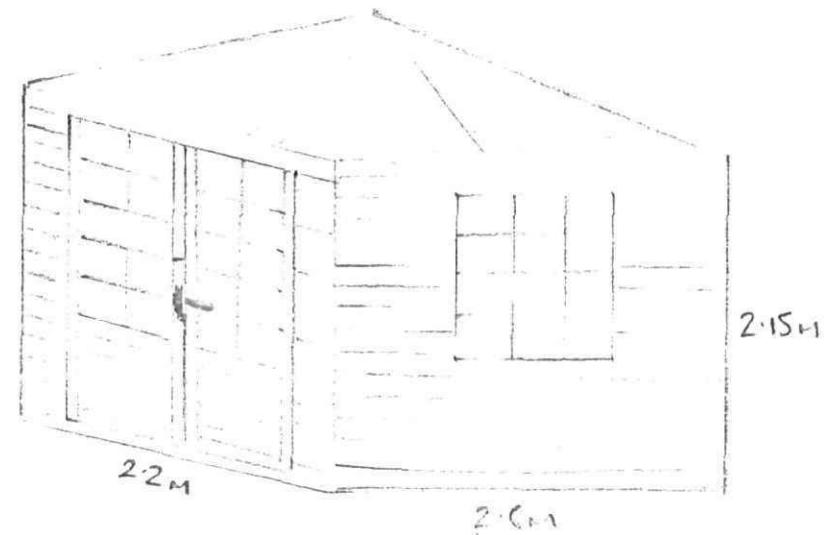
Back elevation



Side elevation
(Roadside)



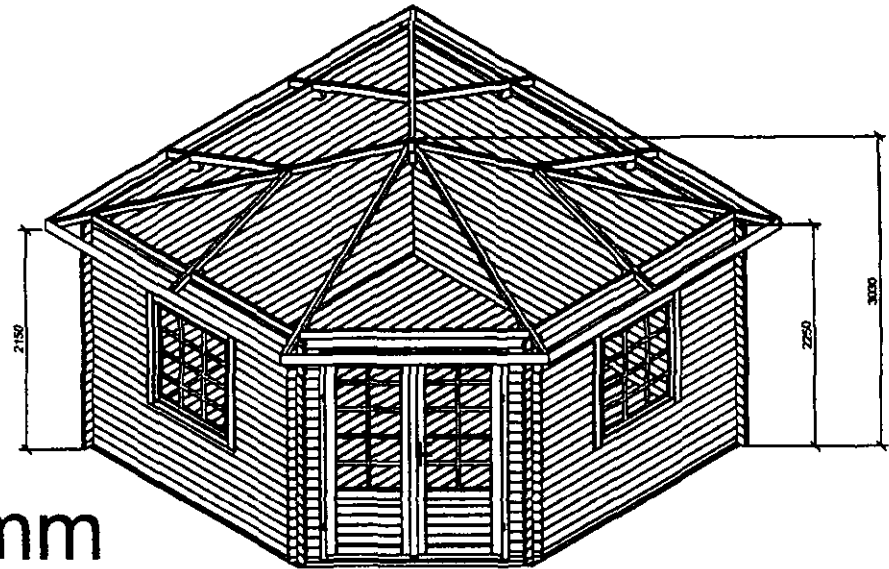
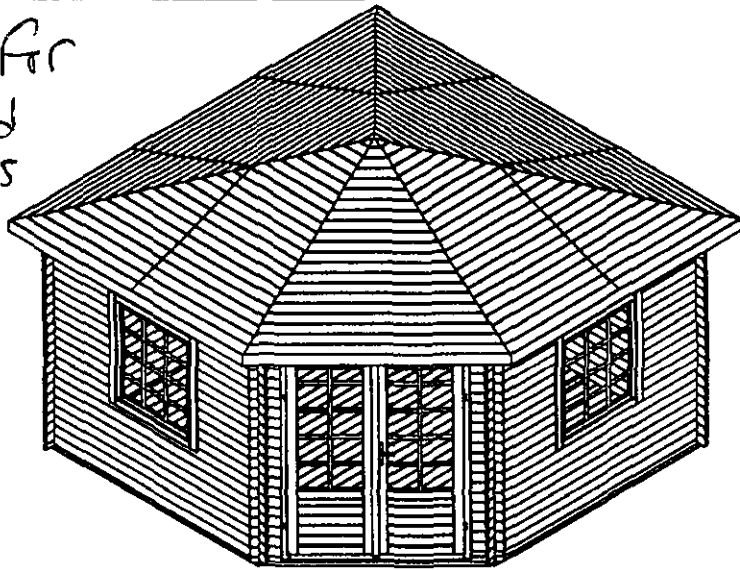
Side elevation
(Other side)



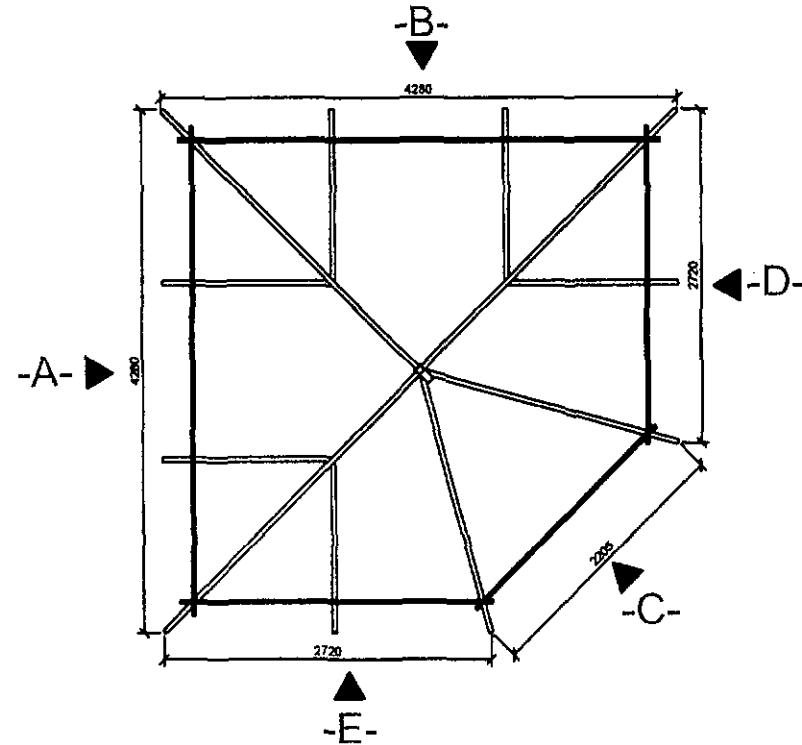
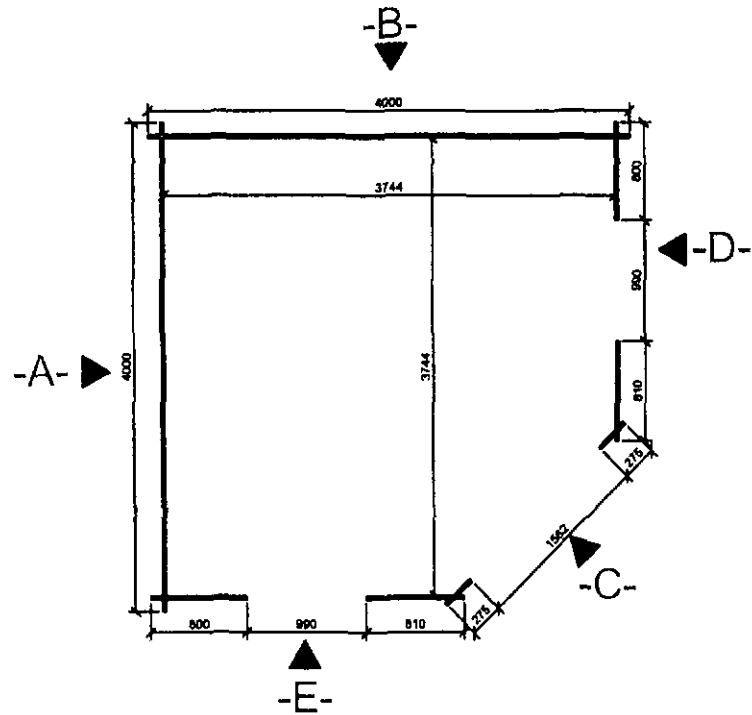
PTO

ILLUSTRATIVE PURPOSE (3)

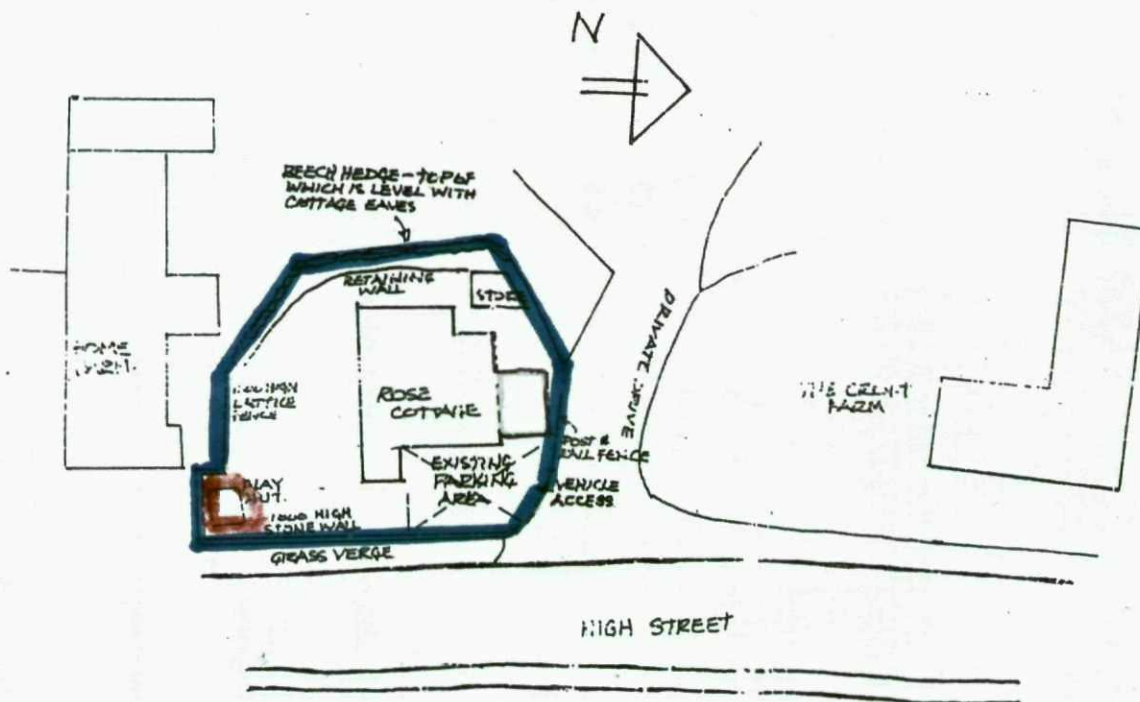
PTO for
Scaled
Drawings



28mm
LOG 136



(4)



SITE PLAN 1:500



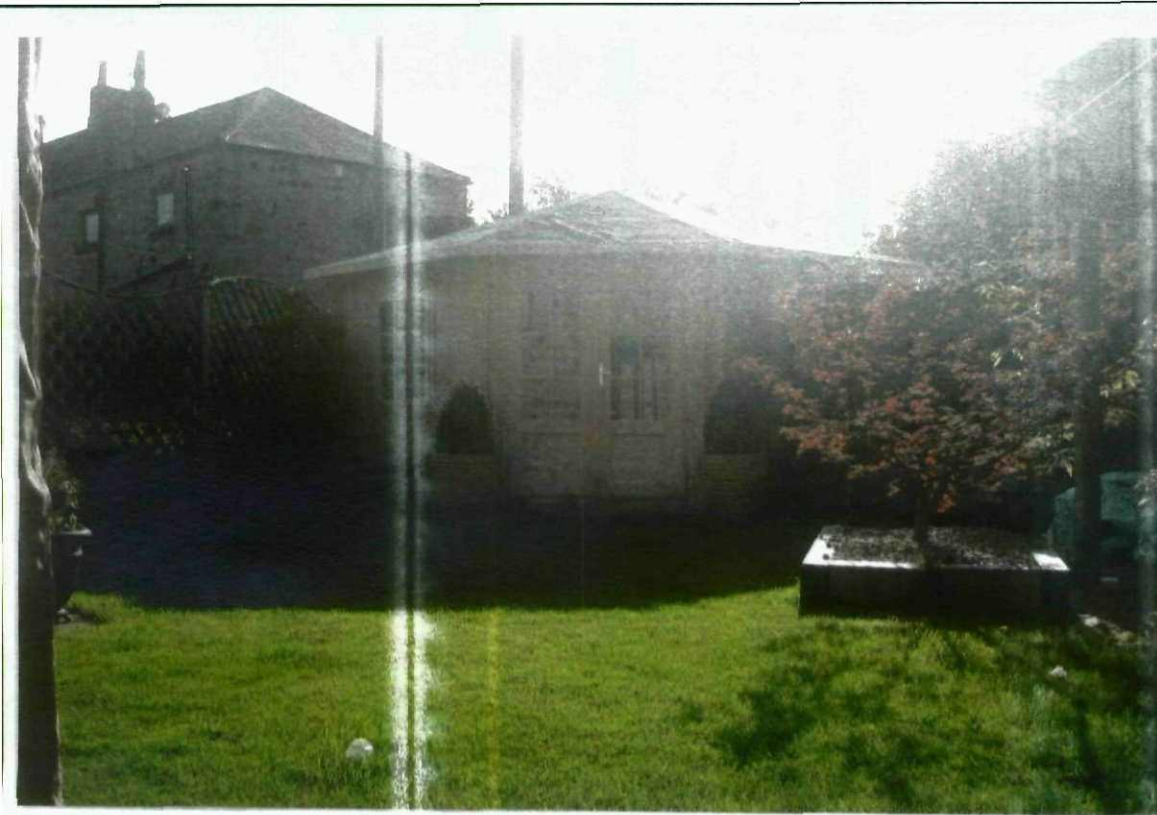
Closer view from
road



(5)

alternate view
from garden





view from house



(5)

view from
road





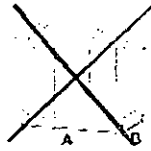
view from
road
←

(5)

(6)

Dimensions

Specification



Dimensions

Width (A): 13' 1" (4.00m)

Depth (B): 13' 1" (4.00m)

Eaves Height (C): 7' 4" (2.25m)

Roof Height (D): 10' 0" (3.05m)

Door Width (E): 5' 3" (1.61m)

Door Height (F): 6' 4" (1.95m)

Base Width: 12' 5" (3.80m)

Base Depth: 12' 5" (3.80m)

Internal Width: 12' 3" (3.74m)

Internal Depth: 12' 3" (3.74m)

Roof Overhang: 0' 11" (0.28)

Cladding Material: 28mm Tongue and Groove

Roof Covering: Heavy Duty Mineral Felt

Roof Material: 19mm Tongue and Groove

Floor Material: 19mm Tongue and Groove

Glazing Material: 4mm Single Glazed

Door Fastening: Lock and Key

Cladding Thickness: 28mm

Building Type: Corner Cabins

Size: 13' x 13' (3.96m x 3.96m)

Roof Type: Apex Roof

People Req'd To Build: 2

Cladding Style: Tongue & Groove