

Design and Access Statement

Proposed Garden Shed

2 Spring Cottages, Charvil Lane, Sonning.

Parish of Sonning, Borough of Wokingham

1. Introduction

This Design and Access Statement is submitted in support of an application for the erection of a garden room within the curtilage of a listed property located in the Parish of Sonning, in the Borough of Wokingham. The proposal seeks to create a high-quality, sympathetic addition to the grounds that complements and respects the setting and architectural significance of the existing heritage asset.

2. Context and Site Description

The site is located within the historic village of Sonning, a designated conservation area known for its architectural and cultural heritage. The main dwelling is a listed building, constructed in traditional materials, featuring red brick and exposed timber framing, with a clay tiled roof. The property sits within an established garden setting with mature landscaping that provides a natural backdrop for the proposed structure.

It should be noted that approximately 90% of the main dwelling was constructed or almost entirely re-constructed during the late 1970s and early 1980s, to look period.

3. Design Principles

The proposed garden room has been designed with careful consideration of the architectural language, materiality, and historical context of the main house. The intention is to provide additional space that serves modern needs while maintaining visual harmony with the historic setting.

Scale and Form:

The garden room will be single-storey and modest in scale to ensure subservience to the principal building. Its footprint and height have been designed to minimise visual impact and to integrate naturally into the garden environment.

Materials:

All materials have been selected to match those of the main house:

- **Walls:** Red brick and exposed timber framing, to echo the house's historic façade.
- **Roof:** Clay tiles to match the existing roof in pitch, colour, and detailing.

- **Windows and Doors:** Timber-framed units with traditional proportions and a heritage paint finish.

Detailing and Appearance:

The architectural detailing will be sympathetic, incorporating traditional features such as oak lintels, deep eaves, and historically appropriate ironmongery. Care has been taken to avoid any discordant modern additions that would detract from the character of the setting.

4. Access

Access to the garden room will be via an existing garden pathway. The proposal does not require any alteration to existing vehicle access or parking arrangements and does not impact the public realm.

5. Heritage Consideration

Given the listed status of the main dwelling, great care has been taken to ensure that the garden room enhances rather than competes with the historic asset. Its position, form, and materials have been designed to preserve the setting and character of the listed building, in line with the guidance in the *National Planning Policy Framework* and local conservation policies. The garden room is positioned to the rear of the property, largely obscured by trees. Its position is such that it cannot be seen from anywhere in the public realm, and cannot be easily seen by any neighbouring properties. It will be largely not visible from the main dwelling.

6. Conclusion

This proposal demonstrates a sensitive and respectful approach to development within a heritage setting. The garden room is designed to provide functional benefit while remaining entirely in keeping with the character, scale, and materials of the listed building and surrounding conservation area. Every effort has been made to preserve and enhance the historic environment, and we believe this proposal achieves an appropriate balance between contemporary need and conservation responsibility. The same builder who did much of the construction of the main dwelling is still alive and will be helping with construction, ensuring that the styling of the main dwelling are matched.

Prepared by:

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Date:

20 August 2025