



Design & Access Statement

Project: Erection of a single storey timber framed flat roof garden room

Location: 17 Thorpe Way, Horsham, RH12 1FT

Date: 01/06/2026

Introduction

This design and access statement has been prepared to support a planning application for the erection of a single storey timber framed flat roof garden room in the curtilage of 17 Thorpe Way, Horsham, RH12 1FT

The Proposed Single Storey Timber Framed Flat Roof Garden Room

The proposed garden room is a thoughtfully designed, single-storey structure that combines functionality with modern aesthetics. It will be a well-insulated timber frame structure with a rubber roof for durability. The exterior will be clad in high-quality timber cladding. Measuring 4.8m by 2.6m, the garden room will include French doors, 2 opening windows, all framed in contemporary grey uPVC. Inside, the space will be fully insulated, plastered, and painted.

Design Considerations

The design of the garden room has been carefully considered. The following factors have been considered,

1. The scale and massing of the proposed structure are subordinate to the main dwelling.
2. The materials and finishes of the garden room complement the aesthetic of the garden and surrounding properties.

Access to the Proposed Garden Room

The proposed timber framed garden room (see Block and Location Plan) will be located at the bottom of the garden, which is accessed from the rear of the main dwelling,

Natural Environment

The proposed structure has been designed to minimise the impact on the natural state of the site. It will be built-off screw pile foundations, a construction method that is kind to the environment as it requires no excavation and causes little disturbance to the ground. Additionally, all the timber used in our construction comes from sustainably managed forests, ensuring that our building practices support environmental conservation.

Utilisation of Local Resources

Miniature Manors Ltd, 141 South Road, Haywards Heath, RH16 4LY
Telephone: 01403 610619 Email: contact@miniaturemanors.co.uk

Miniature Manors Ltd prioritise working with local tradespeople from East and West Sussex to support our community and ensure the highest quality workmanship. We also strive to source materials from nearby suppliers whenever possible. For instance, Chandlers Timber Merchant in Brighton, East Sussex and Johnsons Insulation, a family-run business in Burgess Hill, West Sussex. By choosing these local partners we maintain a close collaborative relationship with our suppliers.

Conclusion

The proposed garden room is a thoughtful and harmonious addition to the grounds of the main dwelling. This addition to the main dwelling offers a valuable extra space for the residents.