

Design and Access Statement

Client: Mr P Woodcock

Proposal: Two Holiday Let Cabins

Site: Bence Farm Court

Date: February 2021 Updated November 2022

B Smith: bev.smith64@gmail.com

March 2021 and November 2022

This Design and Access Statement has been revised for the Resubmitted Application – November 2022. Changes are written in red. All design aspects of the proposal are the same except for an amendment to the layout of the path and parking area, which have been amended to reduce any potential impact on the Tree Root Protection Areas.

INTRODUCTION

The **resubmitted** application is a full planning application for the erection of two cabins for the purposes of holiday lets on land at Bence Farm Court.

This Design and Access Statement should be considered alongside the accompanying Planning Statement Letter and Plans and images.

SITE CONTEXT

The proposed cabins are located in the north eastern part of the Bence Farm complex of buildings. The site consists of the original farmhouse and eight dwellings and cottages plus two new build garage blocks.

The Bence Farm site is enclosed by a wall adjacent to Barnsley Road on the western elevation and then mature trees and scrubby vegetation around the remainder of the site.

The application site is predominantly existing mown grass and scrubby vegetation and is used for incidental leisure purposes associated with 4 Bence Farm Court.

DESIGN PHILOSOPHY

The design aim is to provide two relatively small wooden cabins which sit within their landscape and which are designed to have minimal environmental impact and no impact on residential amenity.

DESIGN: SCALE AND APPEARANCE

The cabins are “staggered” to ensure privacy for each cabin and to avoid overlooking. They are identical and are of timber construction. Each cabin has a total GIA of 27.55sqm (which includes a mezzanine floor). The aim is to use locally reclaimed timber where possible on the external elevations.

They are elevated on steel stilts and “sit” on concrete pads. This minimises any disturbance to the ground and raises the buildings providing protection from flood risk. **A pile foundation plan is submitted with this application – JW-1001-05.**

Each cabin has a single door opening on either the western or eastern elevation. There are large, glazed sections on the northern elevation. These are the only glazed elements and open onto a raised wooden decking area. This is the only outside private amenity space for the cabins.

The proposed roof slopes from north (high point) to south and will be a “green” roof system. This will help to screen the cabins when viewed from the access road and other nearby dwellings and provide ecological benefits.

The proposed windows and doors are grey powder-coated aluminium.

ACCESS

The access to the property is from the existing access driveway serving the site (off Barnsley Road). Off-street parking is provided in a bespoke parking area for two cars. This is a permeable surface. A footpath across the grass will link to the cabins. An area for waste/recycling bins has been provided in this area.

The revised layout plan (Rev D) shows an amended path and parking zone to reduce any potential impact on tree roots. Within the parking area and electric charging point has been added.

Site levels have also been provided following the commissioning of a Topographical Survey, which is included as part of the application. The Layout shows that the finished floor level of the cabins is 58.7m. The highest recorded flood level is 57.3m.