

	DESIGN AND ACCESS STATEMENT
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PROJECT:	THE COW SHED, HOLT LANE, BISHOPS CAUNDLE
CLIENT:	MR AND MRS STAINER
DESIGNER:	WESTERN DESIGN ARCHITECTS
REF:	RS-DC -D&A
DATE:	NOVEMBER 2023

Existing Site and Context



Location – The Cow Shed, Holt Lane

Site

The application site has an area (indicated in red on the site location plan; drawing 01) of approximately 200 sqm. This is a fairly level site, with boundaries formed by dense mature evergreen hedging.

There are no existing buildings on site. There is an approval on site for a new dwelling which is currently under construction (demolition has been completed). There are two wide gated accesses to the site, one fronting Holt Lane and one to the adjacent agricultural field.

Site Levels

The site is elevated from Holt lane by approximately 2m but is then fairly level, with a slight gradient running from the northern boundary down to the south which equates to approximately 500mm over a distance of approximately 35m.

Planning History

- P/FUL/2023/03331 – Demolition of barn & sheds & erection of 1no. dwelling (following Class Q approval P/PAAC/2022/06115 of agricultural barn) – Granted – 30/08/2023
- P/PAAC/2022/06115 – Change of use & conversion of agricultural building to 1 no. dwellinghouse (Use Class C3) – Granted – 22/11/2022

Use Intensification is appropriate or otherwise to area

This application seeks to erect a single storey workshop and adjoining car port, ancillary to the approved dwelling and erect a new front gate fronting Holt Lane, therefore the proposal should be considered appropriate development.

Are there suitable services in the area to support the proposal (Including transport network)

The proposal requires no additional support from infrastructure.

Impact on residential amenities due to use intensification

Given the scale of works and the workshop and gates siting, there will be a negligible change to the street scene with no effect on neighbouring dwellings. It is concluded then that the development would not introduce demonstrable harm to the amenity of any neighbouring properties.

Impact from noise

The use class of the site will remain as C3 – Residential, therefore there will be no change to noise levels on the site and as such there will be no detrimental impact to neighbours.

Crime Prevention

There is no loss of natural surveillance from the site. The proposed works will enhance passive crime prevention measure.

Arboriculture and Landscaping

There is no change to arboriculture on the application site. The site benefits from extensive mature hedgerows which provide screening from neighbours, reinforcing private amenity.

Design

Proposed Use - Class C3 – Dwellinghouse

This application seeks to erect a single storey workshop and adjoining car port, ancillary to the approved dwelling and erect a new front gate fronting Holt Lane. This will ensure the longevity of the building as a home, providing a useable space outside for storage and cover for cars and improve security on site.

The proposal mirrors the architectural form and style of the approved dwelling, utilising the same low impact roof pitch and materials to help it works cohesively as a scheme.

Scale and Skyline

The scale of the development is not disproportionate to the application site and is a modest sized outbuilding, tucked way behind an existing mature hedgerow. The new entrance gates will enhance passive crime prevention and will denote this site is now domestic and not agricultural.

Appearance

The workshop building and gate have been designed to work cohesively with the approved dwelling, in both form and use of local materials.

Workshop

The roof will consist of a thin profile mono pitch zinc roof, walls will be a mixture of Marnhull stone and charred timber cladding with powder coated aluminium framed glazing to match the house.

Gates

The gate piers consist of Marnhull stone with a honed stone capping, with the sliding gate (to maintain tractor access) will employ a powder coated aluminium frame with wood grain finish composite slats.

Access

Highways

Highway access is unaffected as the proposal will use the existing access.

Access

There will be no change to the existing vehicular and pedestrian access to the site.

Refuse

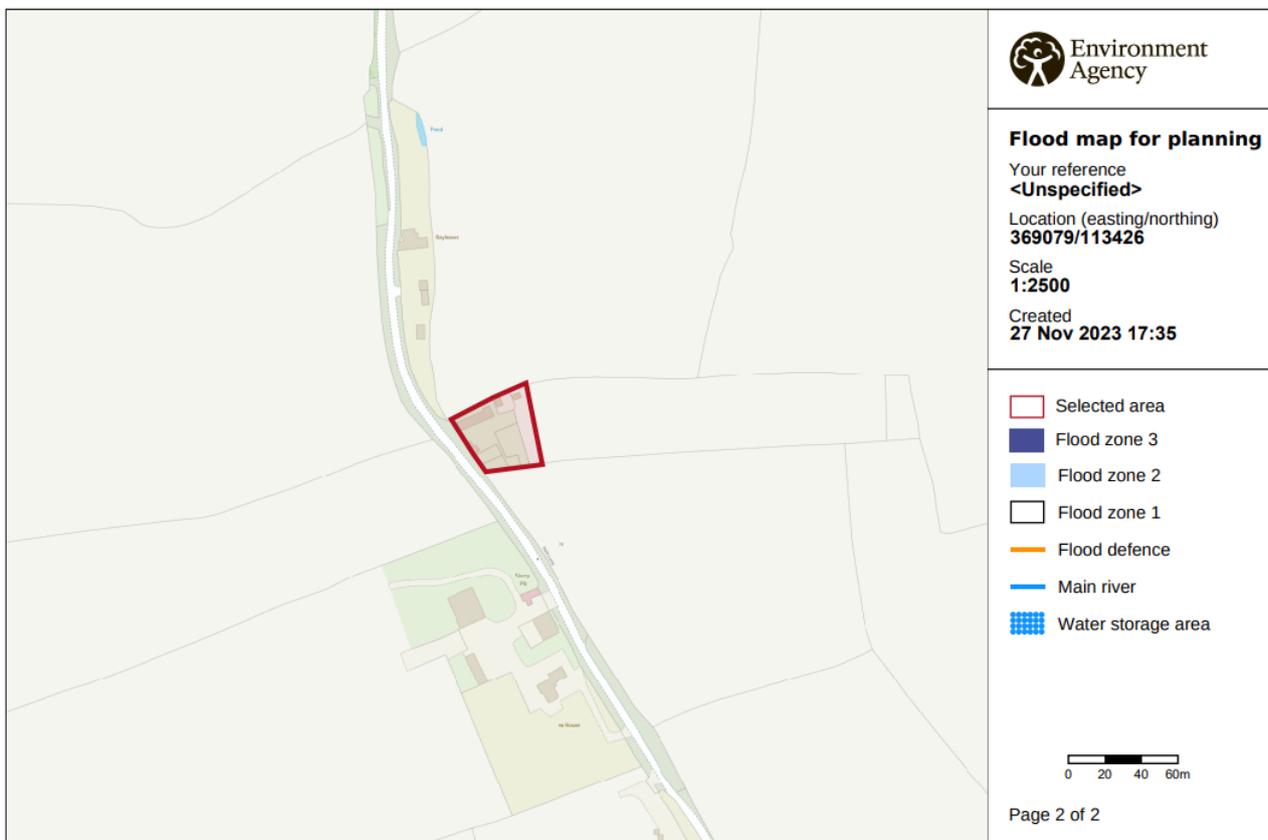
The refuse provision remains unchanged. Bin storage is provided within the existing private amenity spaces.

Parking

Two vehicular spaces are provided within the scheme, both under the proposed car port.

Flood Risk

The location of the main house within the application site is described on the Environment Agency website as low risk of flooding being in Flood Zone 1, which PPS25 defines as a 'low probability' zone assessed as having a less than 1 in 1,000 annual probability of flooding.



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