

DESIGN AND ACCESS STATEMENT

Proposed 2 no. log cabins for holiday let at:

Land at Foxt, Shay Lane, Foxt, Stoke-on-Trent, Staffordshire, ST10 2HN.



Prepared by:

Julia Allen BSc (Hons) MCIOB

The Fold
Snelston
Ashbourne
Derbyshire
DE6 2EP

01335 324590
07778 420398

www.ja-bd.co.uk



Jabd
JULIA ALLEN
BUILDING DESIGN

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1. Introduction

This statement has been prepared by Julia Allen Building Design on behalf of the applicants Mr T. Allen and Miss L. Meyrick.

This statement is structured in eight sections with references made to documents included within the planning application submission. Section 2 details the context of the site, Section 3 explores the provision of holiday accommodation and planning policy to support this provision, Section 4 provides specific details and considerations with the design, Section 5 details access to the proposal, Section 6 addresses drainage for the site and Section 7 addresses the flood risk for the site. Section 8 summarises the proposal and concludes this report.

2. Context and Background

The applicants for this proposal farm 21 acres of land and tend a flock of 120 sheep. Diversification is required to ensure the land is viable for the farming enterprise to continue and this application seeks permission for two log cabins for use as holiday accommodation.

The applicant aims to provide a ‘family farming experience’ for visiting holiday guests staying in the accommodation, thus enabling the farming enterprise to continue around the holiday accommodation, minimising any impact upon the surrounding environment.

3. Provision of holiday accommodation

This proposal sets out to provide sustainable tourism, within an area where this type of accommodation is not already provided and assists in supporting the existing farming enterprise

This application seeks permission for two traditional timber holiday cabins for families to experience a restful and quiet country retreat in the heart of Staffordshire. The proposal presented offers a unique holiday experience specifically aimed for families living in areas where there is little or no opportunity for contact with a farming lifestyle. This holiday experience will provide the opportunity for families to engage in a farming lifestyle and observe the daily care of farming livestock throughout the seasons. The applicants will also offer the opportunity for holiday guests to witness the delivery of new born lambs during springtime and calves during the summer months.

It is proposed that this application for holiday accommodation will be managed alongside the existing farming enterprise. An additional part time employee may be required and this will be sought locally within the village, to provide some additional economic benefit to the local area.

It is anticipated that this diversification will have a wider beneficial effect to the local community, including the local public house, village shop, village butcher and other local businesses and tourist attractions.

4. Design

The log cabins are positioned behind an existing dry stone wall, providing a secluded location with a pleasant westerly outlook. The cabin designs are identical in both internal layout and elevational view. Constructed from timber, the walls are generously insulated, with double glazed windows and doors with a traditional lightweight slate weatherproof roof. Each log cabin provides a double bedroom, twin bedroom, shower room with toilet and hand wash basin and an open plan kitchen/dining/living area with a large window to enjoy the countryside views.

Each log cabin area will be defined and fenced with 1m high timber post and rail fencing with sheep wire below.

Externally, the log cabins will develop a mellow rustic appearance which will blend into the natural environment with a minimal impact upon the surrounding countryside.

5. Access

Access to the proposed site will be via the existing driveway leading from Shay Lane. Visibility in both directions for entry and exit of the site is considered to be good. The existing farm driveway has recently been re-stoned for farming purposes in clean, type 1 material and there are no proposals to carry out any additional works to this existing access under this application.

Two parking spaces for guests to the log cabins will be laid out and topped in a natural bark material. Pedestrian access is proposed from this parking area across the existing grass pasture land to the log cabins will be formed in a natural bark material.

These areas will all be defined and fenced with 1m high timber post and rail fencing with sheep wire below.

6. Drainage

A new septic tank will be installed for foul water drainage from each log cabin and this is shown on the proposed landscape plan submitted within this application.

Surface water will be directed to a new soakaway, identified on the proposed landscape plan submitted within this application, to meet current building regulations approval.

7. Flood Risk

Current Environment Agency flood mapping data demonstrates there is no flood risk associated with this site.

8. Conclusion

This proposal is for the provision of some small scale, low density holiday accommodation on land off Shay Lane, Foxt. It is a working farm operated by the applicant, focussed on keeping and rearing livestock. Some level of diversification is required to secure the future of the farm and this application, if successful, aims to meet that need.

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Julia Allen BSc(Hons) MCIOB
Chartered Construction Manager

The Fold
Snelston
Ashbourne
Derbyshire
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