DESIGN AND ACCESS STATEMENT

PLANNING PORTAL SUBMISSION

PARTIALLY CONSTRUCTED STONE BUILDINGS
WHISTON GOLF CLUB ST10 2HZ

COMPLETE ABOVE AND CREATE 2 RESIDENTIAL ANNEXES TO
BE USED IN CONJUNCTION WITH THE EXISTING HOTEL AND GOLF COURSE

FULL APPLICATION

AUGUST 2019
Amended 29 Aug 2019

Based on the CABE Design and Access Publication 12 June 2006.

The statement covers the following aspects of the continuing design process, from initial concept to final design.

The statement is an assessment of the physical nature of the site and its surroundings, its social and economic affect on its immediate surroundings, how the proposal follows current planning policy and an evaluation of the design solution.

ASSESSMENT

The site comprises of a group of buildings directly associated with the golf course and hotel.

This application seeks to gain planning permission to complete the construction of the works and create two habitable units that would be used as an annexe to the hotel and golf club offering individual living space that would give guests a private and individual holiday experience with the benefit of the facilities on site.

SUBMISSION FEE

The fee for this submission will be as directed by the Planning Portal.

USE

The use is residential but associated and tied to the existing use of the site as an additional tourist attraction.

AMOUNT

The proposals are for the provision of 2 small holiday lets with associated parking, garden areas and landscaped features.

LAYOUT

The layout has been determined by the form and layout of the existing building and the access to the site.

Parking and vehicle movements required to and within the site are indicated on the scheme drawings.

The layout of the site is such to allow clear and free access to the dwelling for disabled persons.

SCALE

The scale of the proposals has been influenced by the existing form of the buildings.

The form, scale and detailing have been influenced by layout and form of the existing buildings to be converted. Detailing of the windows, doors, and brickwork detailing endeavour to create a scheme that is familiar and understood by the occupants of the dwellings and the pedestrians passing the development.

The scale of these buildings follows designs already accepted by the LPA.

LANDSCAPING

The landscaping will be an integral part of the fencing and screen walls, See Landscape Scheme included in this submission.

APPEARANCE

The appearance of the development is traditional and influenced by the needs of the occupants and the points previously raised. The drawings fully indicate the appearance both in its form and orientation, and its relationship to other buildings.

The materials used in the construction are natural materials, i.e. stone walls, plain tiles and UPVC. These materials are already accepted materials on other similar developments.

ACCESS

Access to the individual spaces within the building will be in accordance with current requirements.

The access to the site is off the original farm drive that will be upgraded and has the benefit of controlled access.

Refuse disposal will be in the form of a wheelie bins located in a timber enclosure, see landscape plan.

PROTECTED SPECIES

Reports have been prepared form part of this submission.

Bat roosting will be provided in the enclosed roof zone over and access also provided to any roof voids in the buildings in the form of bat tiles.

The buildings will be checked for nest sites and a report will be prepared for the LPA and a watching brief undertaken during the construction works.

Nesting facilities will be provided on and within the converted buildings.

DRAINAGE

This will be to the existing system on site.

SITE STORM WATER DRAINAGE

To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner and to minimise flood risk elsewhere as a result of the development it is proposed to employ the following measures to reduce the amount of surface water that is discharged into the existing storm water drainage system.

Rainwater disposal to soakaways;

Permeable paving on any new driveway/ paved area. Both the construction of the drives to the dwellings will be porous construction.

ENERGY CONSIDERATIONS APPROVED

Government Policy is changing in relation to Energy Requirements for the future and the applicant is receptive to these needs. Consideration is being given to the use of ground heat pumps and solar heat tubes to preheat under floor heating to all sections of the proposals, and by providing insulation in excess of the current requirements. There will also be grey water storage situated under the parking bays enabling reuse of this natural resource and provide watering facilities for the gardens. The applicant has indicated that they would accept a condition on any approval for these proposals. This will be in line with emerging regulations from Central Government.

FLOOD RISK APPROVED

The site is not subject to flooding see EA Flood map for planning.

STRUCTURAL ASSESMENT OF THE EXISTING STRUCTURES

The existing structures comprise of two elements, please refer to the plans indicating the existing elements.

Section 1 AREA HATCHED GREEN

This section comprises historic stone walls 330mm thick of a stone spread foundation. The ground bearing floor is not complete.

The walls are stable and capable of carrying additional load, no roof structure is present.

Section 2 AREA HATCHED YELLOW

This section comprises of cut stone external skin with concrete block inner skin. These walls are not complete, but the structures present can take additional weight, no roof is present.

The proposals require the provision of the following important elements...

Section 1 will require new insulated floor construction, completion of the walls and the provision of a new roof structure.

Section 2 will require new insulated floor construction, completion of the walls and the provision of a new roof structure.

It is not envisaged that there will be any ground bearing problems.

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