

Design And Access Statement.

Formation of two holiday lets.

Wilderness

Harbottle

Northumberland.

January 2016.

Introduction:

The design and access statement (DAS) is to accompany the full planning application for the formation of two single storey holiday lets situated in Harbottle Northumberland. It is proposed to redevelop a disused stand alone outbuilding and construct a new build on the same scale. Access onto the site is to be provided via the existing vehicle access/driveway. The development is situated within the forestry commission.

The Design Principles/Access:

The design principles are to replicate the existing foot print and appearance of the redundant outbuilding. The external appearance and materials are to match those existing with the new roof line and walls linking in with the existing outbuilding. The natural stone walls are to be replicated in most with a small amount of rendered finish away from the principle elevation.

The outbuilding is currently derelict and in a state of disrepair however it is structurally sound. The proposal does not require the dismantling/removal of any structure. To the South of the outbuilding is proposed to construct the second holiday let based off the footprint of the existing building. It is proposed to form two car parking spaces and a small outdoor terrace to the south of the development away from the main through road.

The development is to be accessed via the existing vehicle access with the existing drive way to be shared. The driveway is constructed from a hardcore stone base and a stone topping. Landscaping proposal will be minimal.

Level access will be provided in and around the buildings and the outdoor terrace.