

Design and Access Statement for
Glamping pod site
Troughend West Tofts
Otterburn
Northumberland
NE19 1LA

Introduction

This design and access statement has been prepared by DGR Draughting and is submitted on behalf of the client.

Scope of development

The development is to construct 3 No. glamping pods and 1 No. Barbeque hut on a small parcel of land adjacent to the existing farm.

The land is currently used as grazing land for the existing farm. To the South of the proposed development is a private road that serves the existing farmhouse. To the Northern and Eastern boundary are extensive grazing land. To the Western boundary is a small walled parcel of land currently being used as a horse paddock.

There is a gentle fall across the site from the North West to the South East towards the existing road.

The development will be accessed by the existing road via a new gated entrance. A small area of parking will form the Eastern boundary with parking for 2 No. parking spaces per pod (8 total). A turning head will be provided to the North of the car park adjacent to the enclosed refuse area.

A new drainage system will be installed that includes a water treatment plant located to the East of the new entrance. Water supply will be taken from the existing borehole located to the South of the development. A new feed will be taken from the existing overhead power lines that traverse the site in an East West alignment.

The development is split with a post and rail fence that runs in a North to South direction along the Western boundary of the proposed access/ parking area. The accommodation area comprises 3 No. glamping pods and 1 No. Barbeque hut.

1 No 6 berth pod and 2 No 4 berth pods will be provided. Each of the pods will have a small sunken terrace area that is shielded by a drystone wall. The pods are accessed by a 1200wd bituminous path that skirts the Northern boundary.

The pods are low profile with a ridge height of approximately 2.6m. Please refer to the design drawing for details.

Lighting

Lighting on the development will be sensitive to the areas 'Dark Skies' requirements.

Scale

The site enclosure is approximately 67m x 30m providing approximately 2010m² however, the majority of the site (70%) will be untouched.

Car parking, access road and footpaths require approximately 450m²

Sunken terrace (paved) will be approximately	72m ²
Pod bases approximately	80m ²
Concrete hardstanding approximately	15m ²
The net developed area equates to approximately 30% of the overall area.	

The glamping pods are low profile and well spaced; follow the profile of the site that has a gentle fall from North West to South East. This combined with the natural pallet of the pods provide a subtle change in the appearance of the site.

Location

The property is located on a private road set back from the A68. Refer to figure 1.



Figure 1 - Site location plan

The adjacent farmhouse has previously obtained planning permission for a kitchen extension with porch, along with a barn conversion, reference 07NP0039. The extension to the kitchen and porch have been completed however, the conversion of the barn has not.

Historic Environment

The adjacent farmhouse is not listed however, it is noted as a building of historic merit in the Historic Buildings Survey covered by the National Park. The proposed development is situated a good distance away from the existing farmhouse. This space will not have an adverse effect on the existing farmhouse.

Water supply

Water supply for the existing farmhouse and agricultural requirements is taken from a borehole located to the North West of the site. Due to the negligible increase in potable water requirements and the limitations in use (pods with showers, not baths) it is reasonable to assume that there is sufficient water capacity on site.

Highway safety

The site is accessed via an existing private road laid to tarmac to the south of the site. This is to be extended into the site providing a small car parking area and turning head.

Lighting

The lighting proposals have been limited to lighting the small area of path leading from the car parking area to the glamping pods. Lit only by the low level LED downlighters in line with the National Parks recommendations (Dark Skies).

Renewable energy

The site will be lit by solar powered downlighters as noted in the section above. The energy usage from the pods will be limited due to the high insulation values of the pods and the number of customers per pod being limited.

Wind turbines have been considered for the site but have been refused by the client on the account of noise pollution to both the users of the existing farmhouse owners and the potential glamping pod customers. A solar array has also been considered but has been rejected by the client due to a solar array not being in keeping with the natural character of the site.

Ecology

A phase 1 ecology survey has been completed and is appended to the planning submission.