**Roses Bower Shepherds Hut**

**Design and Access Statement**

**Features on existing site**

The site is existing (unused) garden space around the front of our shed that has been previously used as a vegetable patch for previous owners but for the last 17 years has remained unused. The area has a flat top area perfect for the hut and a stone wall enclosed garden with its own access point from our private driveway. The garden is un-landscaped and houses a number of trees and wild flowers which will be maintained to encourage the wildlife population. There are no adjoining residential buildings.

**Access issues**

We intend to meet our duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995) by fitting a ramp to the hut to allow wheelchair access, however, we currently have a wheelchair accessible property available to guests which we ensure is prioritised for those who require these facilities. The hut will need several alterations to be truly wheelchair accessible; however the addition of grab rails and seating will be done immediately. The site is already supplied by our own access roads and has its own existing entrance from the private drive. It will be accessible by foot only; cars will be parked on the existing car park areas. The shepherds hut is made completely from reclaimed materials and we will be adopting an eco friendly approach to holidays in this hut encouraging recycling and plastic free living. There are pre-fitted (came in the unit but remains unused) toilet facilities in the unit and the unit will be fitted to current fire safety standards using our fire safety officer advice and equipment.

**Layout of proposed development**

The site is on an unused part of the garden where the hut is already located to

Be renovated. It has its own access route and large garden space enclosed

by a stone wall. The site is secured at the bottom of the property by an electric

gate and is completely enclosed.

**Scale/appearance of the proposed development**

The unit is 26ft long and around 8ft wide. It is made completely from reclaimed material including timer and will be painted Merlin grey in accordance to our national park colours. It will blend almost completely into the back of our shed which is also painted merlin grey. The unit looks picturesque from the road and adds to the ambience of the farm rather than detracting from the view. We are within the National Park and have

become a thriving and high quality holiday destination providing luxury accommodation that has enjoyed an 85% occupancy rate so far this year, we feel that the addition of this hut would assist us to increase our occupancy and offer a more eco friendly rustic option at a more affordable cost to tourists wishing to stay within the National Park. There are currently no other units we are aware of close by and this would offer a unique and popular holiday destination contributing to tourism which we feel is vital for our farm to continue in light of the current climate and financial stresses.

**Landscaping in the proposed development**

There will be no additional landscaping carried out around the unit other

than the maintenance of the existing garden and wild flower/tree area.

The site is a wildlife area and we intend to encourage this, the area will not

be landscaped, rather kept as a conservation area to make the unit eco

friendly.

**Heritage Assets issues have been addressed**

There are no heritage assets concerning the use of this unit as the unit is positioned on unused existing garden space and does not concern any buildings or sites on the farm or change the existing landscape whatsoever.