

# INARCHITECTURE

Erection of four new chalets

Donkleywood

Design and Access Statement

02

## Introduction

This Design and Access Statement supports an application submitted by Mr G Varty [*the applicant*] for the erection of four twin unit mobile homes under the Caravan Act of 1968 in Donkleywood, Hexham [*the site*].

## Location

The site is situated north of the River North Tyne on woodland and agricultural land.

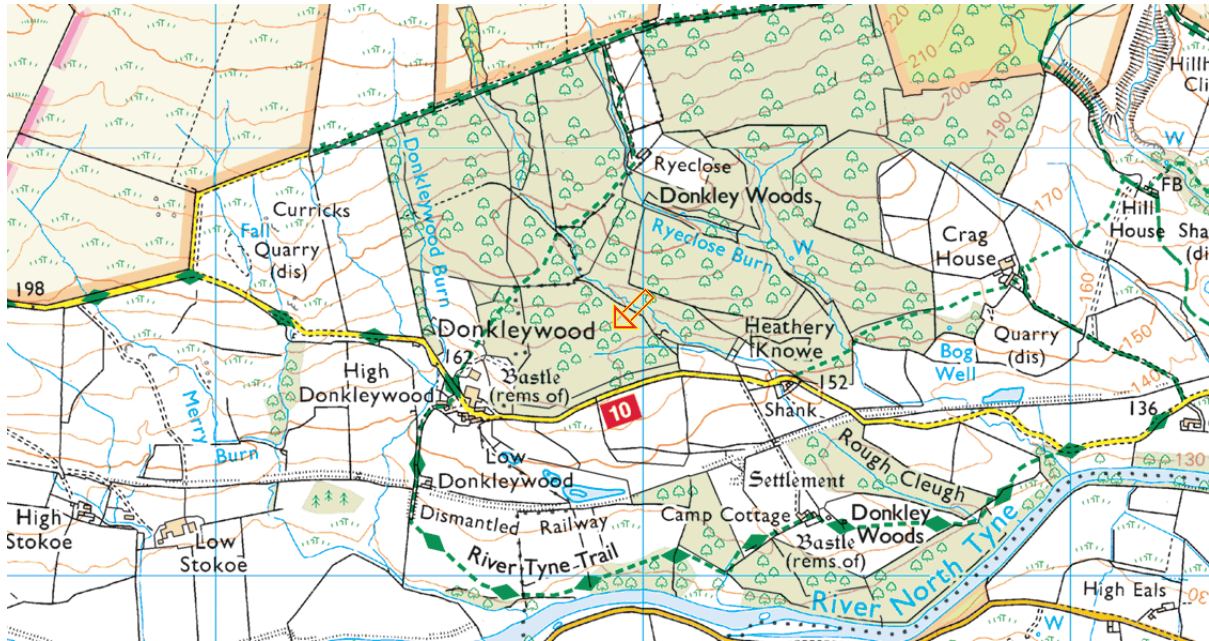


Figure 1 - Map Extract - The site in relation to Donkleywood and surrounding areas

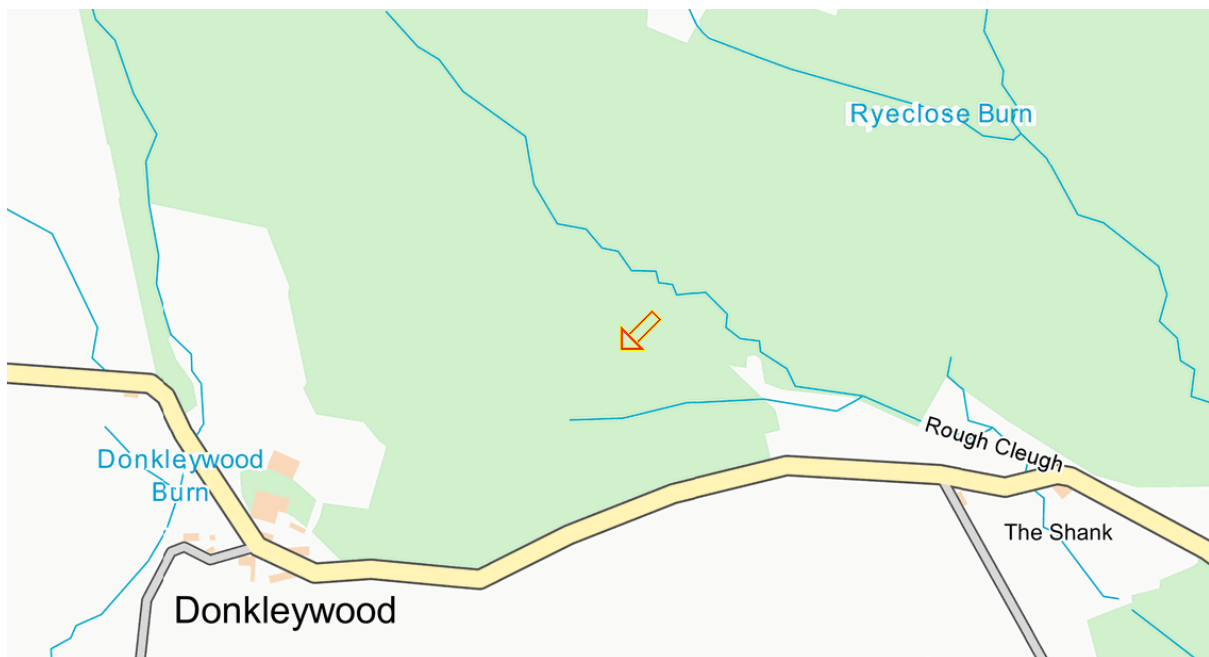


Figure 2 - Map Extract - The site and its environment



Figure 3 - Satellite Imagery - The site, boundary, and its environment

## The Site

The site is currently a mix of managed woodland and agricultural land. The agricultural land is currently used for the following livestock:

- 400 Sheep (including 200 lambs)
- 1000 Pheasants
- 200 Partridge

The site currently suffers from an increasing amount of crime including criminal damage, trespass and illegal poaching, the proposed holiday lets will help to reduce, if not eliminate, these issues.

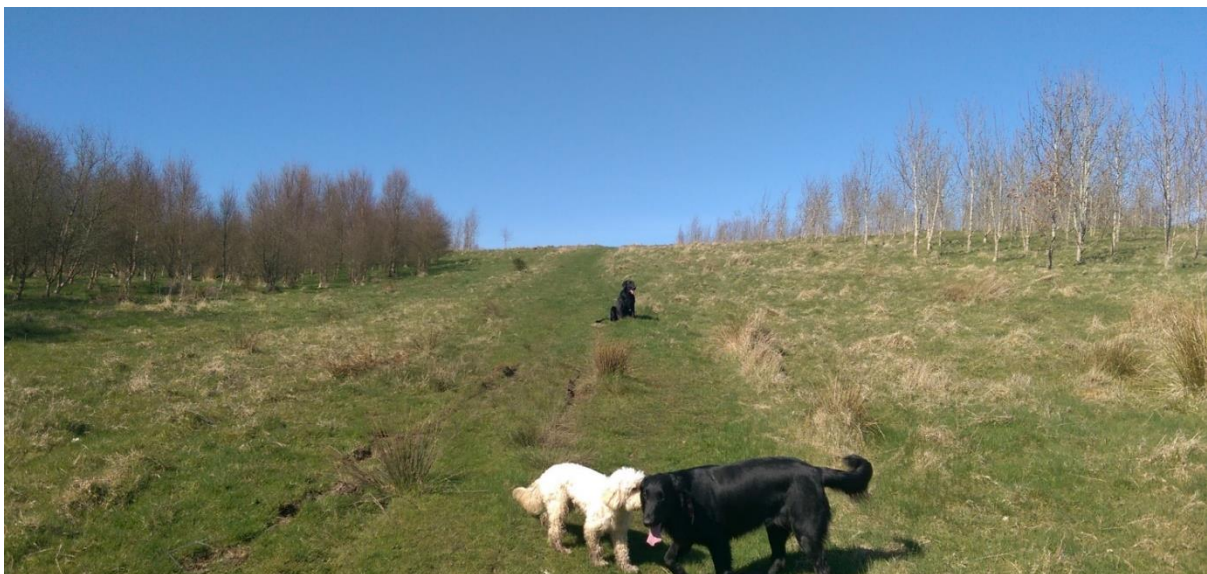


Figure 4 - Existing view looking North



## Access/Movement

The site is accessed directly from the existing access off the highway.

## Design

The design will consist of four independent twin unit mobile homes, based on a Falcon Lodge by Keeps.

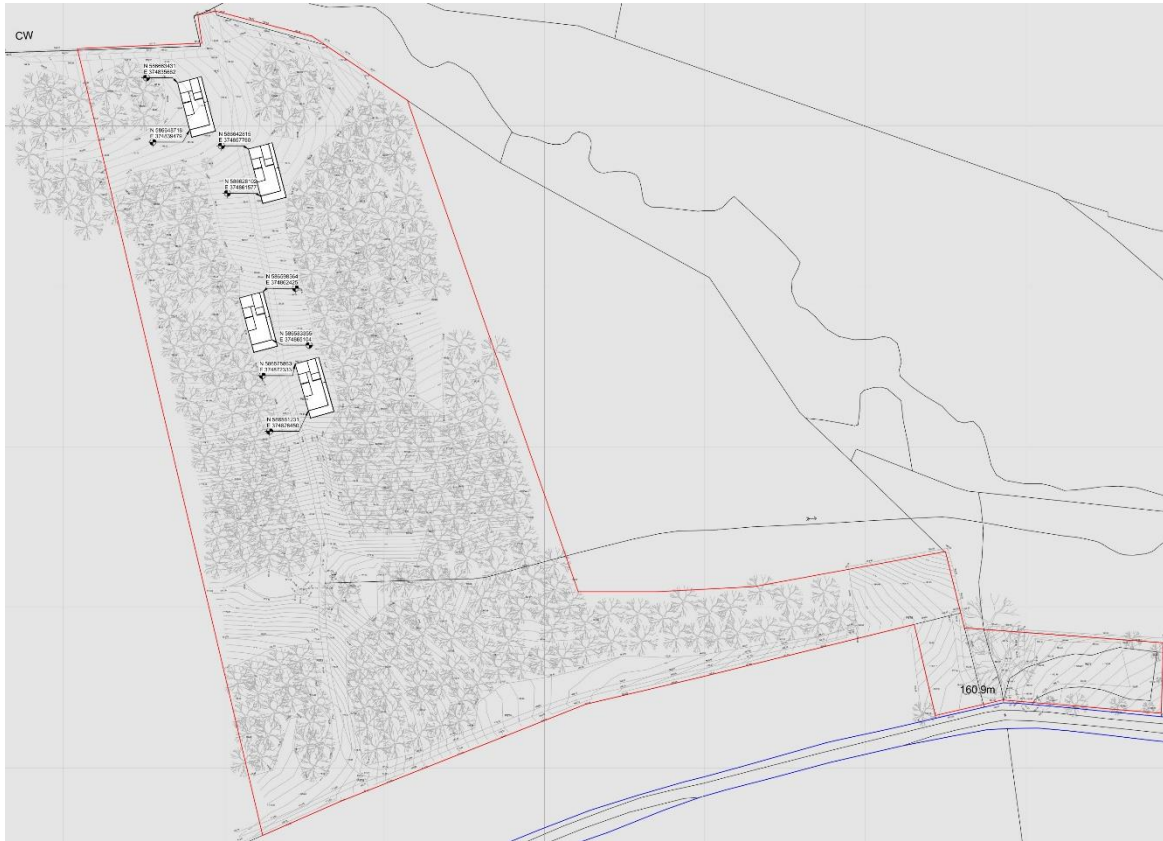


Figure 5 Proposed Site Plan

## Use

The site is currently managed woodland. The proposed development will convert the site into C3 use.

## Layout

The arrangement will be staggered and stepped up the inclined site. Non-mains drainage will be dealt with by a Package Treatment Plant.

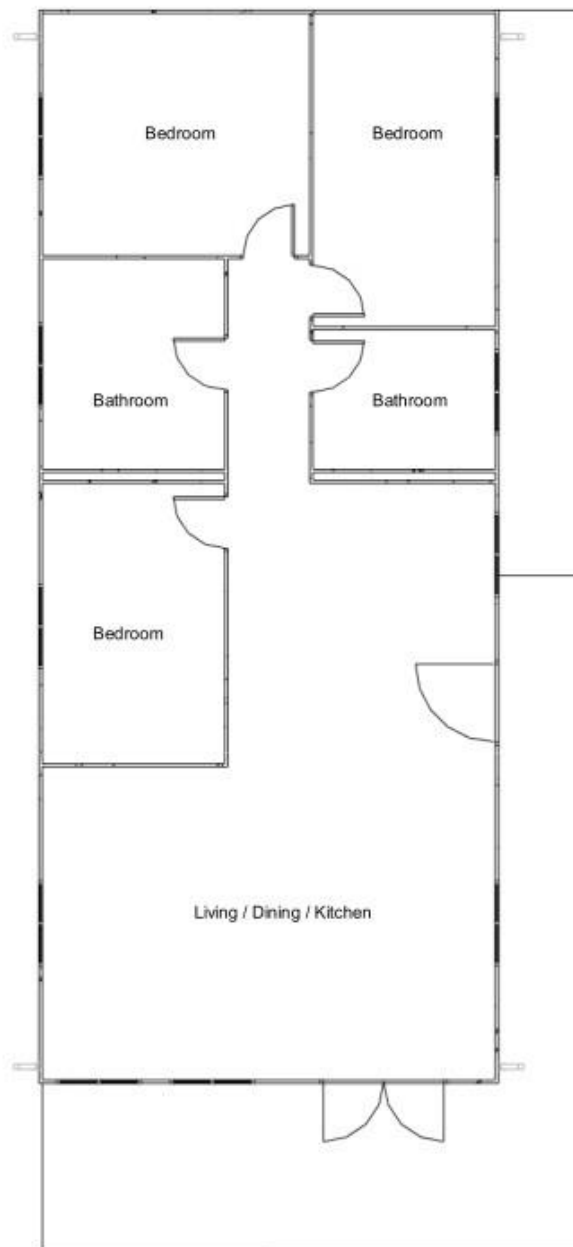


Figure 6 Typical GA Plan

#### Scale

The proposed twin unit mobile homes will comprise of 3 bedrooms, two bathrooms and be single storey.

#### Landscaping

The proposed units will sit within the existing landscape.

#### Appearance

The units will be built using timber framed construction with timber clad walls and felt shingle tiles in black.

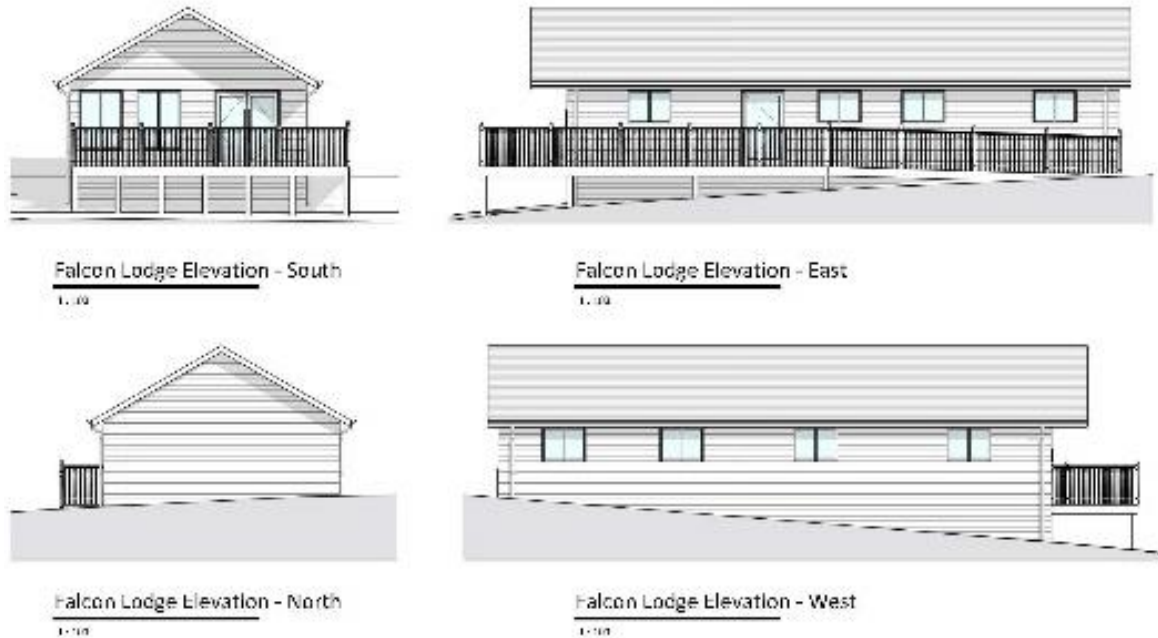


Figure 7 Typical Elevations - Falcon Lodge

#### Access

No change to the existing provision off the highway into the development. Once on the existing land, an existing track will be utilised to access the individual chalets.

#### Consultation

The applicant seeks to rely upon responses to the Council's own publicity and consultation in accordance with The Town and Country, Planning (Development Management Procedure) (England) Order to identify any area of concern.