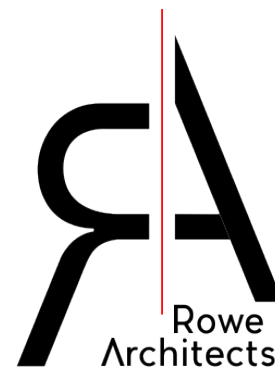


Rowe Architects

Design & access statement for Ellan Vannin, Leven Road,  
Catwick, Beverley, HU17 5PT [Rev P02]



## Introduction

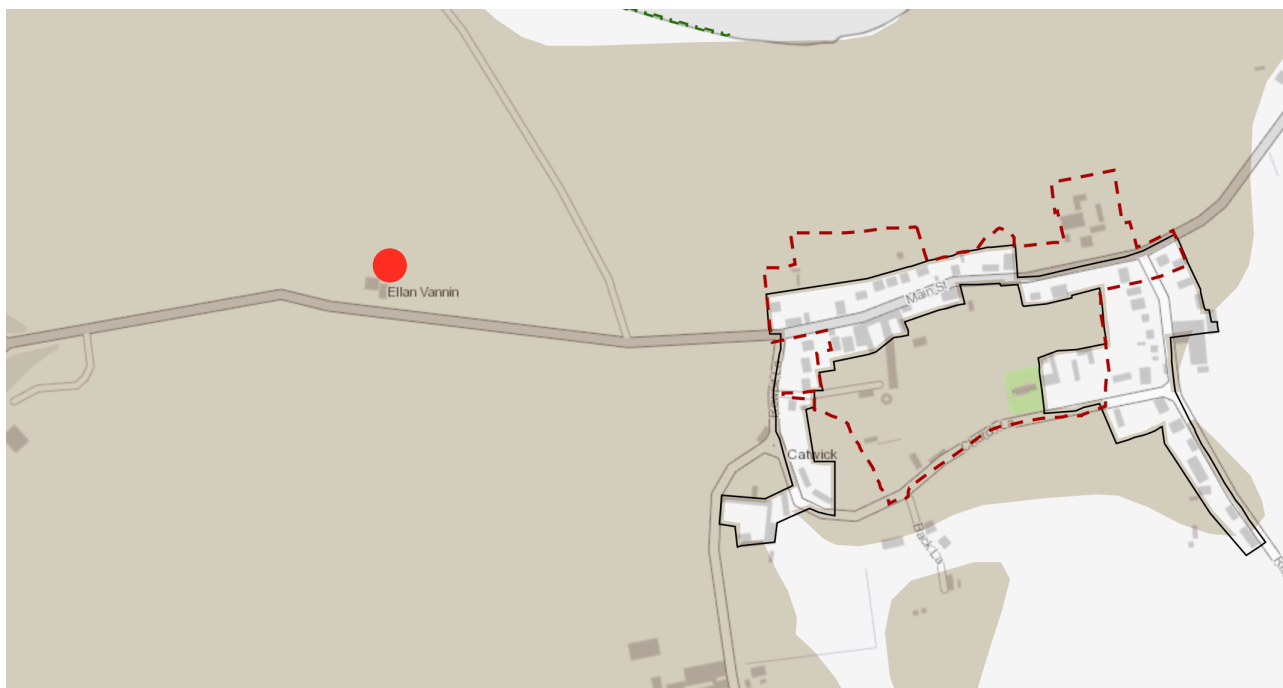
This design and access statement accompanies a planning application for the change of use of a residential garden for the siting of a Swift S-Pod six escape for use as a holiday home accommodation.

## Existing Site

The proposed site / property lies to the East of the Village of Catwick, It is situated approximately 7.5 miles (12 km) north-east of Beverley town centre and 5 miles (8 km) west of Hornsea town centre. It lies on the A1035 road (formerly B1244) from Leven to Hornsea.

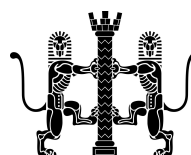
The proposed site forms part of a large garden to within the curtilage of Ellan Vannin, Leven Road, Catwick.

The proposed site is located outside the development limits [S3 & 4] and conservation area [ENV3] of Catwick, and is therefore considered to be within a rural location / open space [C3]



## Location Plan

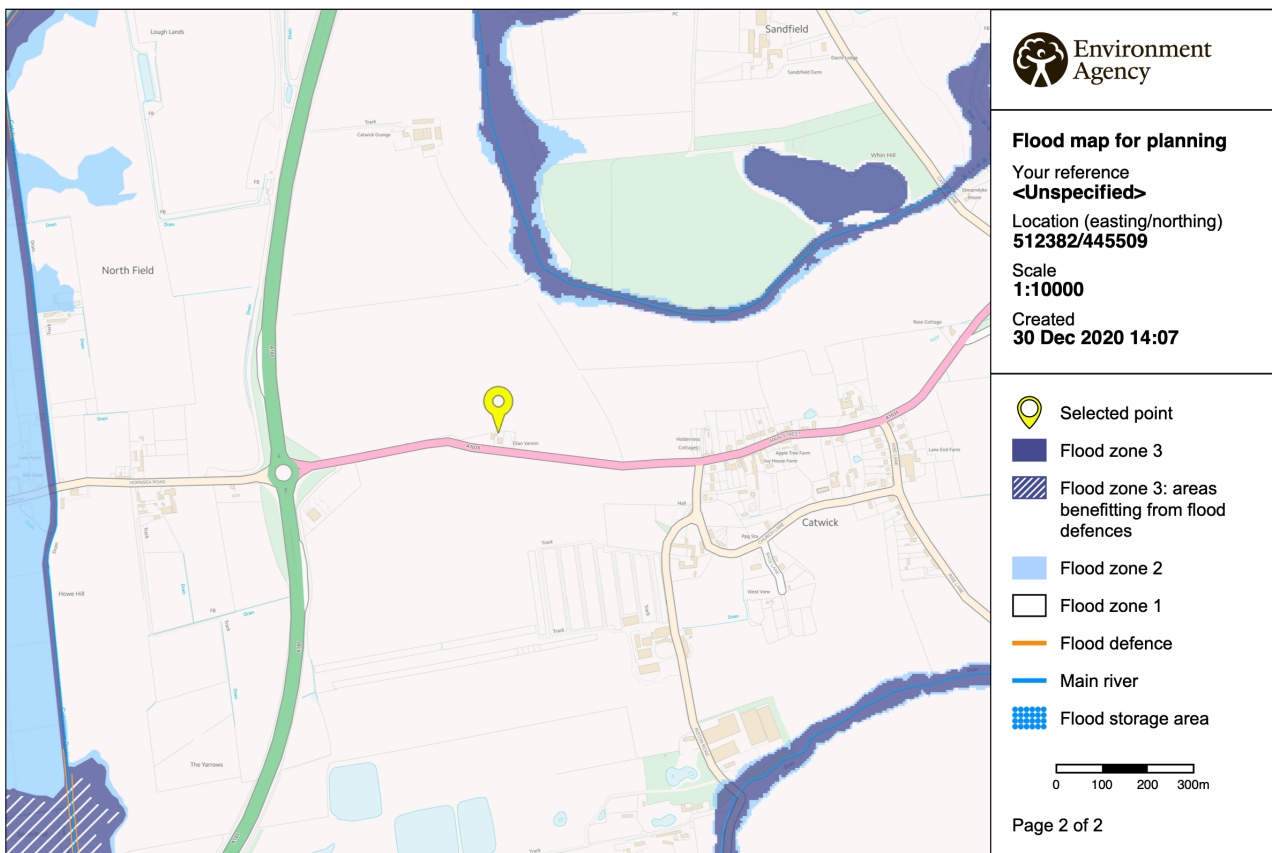
The site is located to the Eastern edge of the Village of Catwick and is indicated on the above map via a red dot.



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## Flood Risk

The application site is in Flood Zone one, and not within a high flood risk zone according to the Environment Agency mapping.



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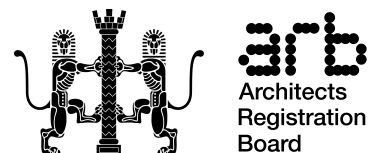
## Use

This application is for the change of use and siting of a Swift S-Pod six escape within the curtilage of Ellan Vannin, the pod is to be let / used as a holiday accommodation. The submitted plans [20\_169 100 002 P03] show the location, design and layout of the unit. The applicants are proposing to offer a totally different holiday 'glamping' experience, the location of the Swift S-Pod six escape will provide an ideal location to stay when visiting the local area and provides direct access to the near by towns and villages.

The Swift S-Pod six escape will be located on the hard standing / base of the old garage which is to be demolished as part of the proposed plans. This area of the site is ideally located and overlooks open countryside, the applicants wish to make best use of the extensive garden as the existing property.

## Amount

The proposed Swift S-Pod six escape has an external foot print of 31.2m<sup>2</sup> and internal foot print of 22.0m<sup>2</sup>, the unit is recognised as being relocatable as its mounted on to a 28'x12' chassis, however the intention is that service connections such as electricity and water will mean its siting as shown on the submitted plans will be fixed but could be move should it have to. The foul water from the toilet and sink are to be connect into the existing on site septic tank.



## Layout

The entrance to the site will be unchanged from the current arrangement which is through an existing gate accessed from the private driveway. The proposed site plan indicates that the Pod will have its own dedicated parking and access and will be separate from the existing dwelling.

## Scale

The unit's dimensions, floor areas, and elevation details can be obtained from the submitted plans 20\_1659 [100] 002 P03.

## Landscaping

The existing driveway and hardstand will be retained and is currently SUD's finish [granite pebbles] allowing for surface water to drain away naturally, the only areas of hard standing on the site will be the existing garage based which will be used for the siting of the proposed pod / holiday accommodation. The applicant is amenable to providing additional landscaping in any specific areas subject to the comments of the local planning authority. It is currently considered that the site requires no additional screening due to the level of existing trees and hedges in the locality.

The Swift S-Pod six escape is also a non-permanent development so will not require a permanent hard standing and will leave the natural environment untouched. No trees need felling to facilitate the development, and the main trees and hedges bordering the site are all retained. The proposal will not damage any existing trees or hedges.

## Appearance

The overall design reflects the surrounding vernacular, the building scale reflects the proportion and materials of its surroundings and neighbour properties. The Swift S-Pod six escape is to be CanExel high density wood cladding and will have a coated steel pantile roof, these types of materials are typical of the local area thus making the proposed pod sympathetic to the surrounding built environment.



Above is a typical 3d visual of the Swift S-Pod six escape, which shows the overall appearance of the proposed.

## Access

The entrance to the site will be unchanged from the current arrangement which is through an existing gate accessed from the driveway. The existing site has sufficient space for off street parking to sustain both the Swift S-Pod six escape and existing property [Ellan Vannin].

DDA access to the Swift S-Pod six escape can be provided by means of a removal ramp should it be required.

## Planning Policy

The National Planning Policy Framework (NPPF) provides a presumption in favour of sustainable development, particularly those which support local economic growth. The NPPF also states that significant weight should be added to applications that support existing expanding businesses. Most importantly the NPPF states clear support for rural tourism sites that respect and enhance rural locations, and these should be supported. Local policy reflects national policy by supporting tourism sites that provide employment opportunities, and maintain or enhance the local area. It is considered this proposal does so. The application is situated on land in flood zone 1 (lowest risk) and does not detrimentally impact highway safety.

EC2 – Developing and diversifying the visitor economy. This policy supports the diversification and development of new proposals for tourist accommodation through either new units or expansion of existing units. The submission complies with respecting the scale and nature of development through careful placement, and to appeal where possible to year round visitors opposed to seasonal visitors. This application provides something unique that we suggest will attract visitors year round.

S1 – Presumption in favour of sustainable development. This application fits with the authorities duty to take a positive approach on sustainable applications.

ENV1 – Integrating high quality design. The design fits with the surrounding area, and with the natural element of screening through existing mature trees and hedges the hut will blend in with the environment. The site layout takes account of these features, including the sites accessibility by vehicle. The Swift S-Pod six will be being highly energy efficient and will be built using sustainable materials. The overall design is one which is expected to be found at a rural location like this and is therefore meeting ENV1.

## Summary / Conclusion

The proposed application has been carefully considered with respect to neighbouring proprieties and it is considered that the proposal has address the relevant deign criteria within the context of the existing built environment.

This application seeks permission to site a Swift S-Pod six escape for a holiday home use on an area of hard standing / demolished garage, it demonstrates no flood risk, and has attractive natural screening already in place and has a smaller footprint than the existing structure being removed.

This application reinforces similar existing and mixed uses in the locality, and accords with local and national planning policy that encourages and supports rural businesses of this type and their needs. The planning officer is able to visit site, should they wish too, with the prior approval of the applicant so easy access onto the land can be arranged.