Design & Access Statement

Submitted in support of
Proposed holiday cabin, septic tank & associated works.

Client
Mr R Evans

Prepared by
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[redacted] SY15 6JW

Project Overview
There is a farm diversification project.
The applicant already operates one holiday cabin from near the application site.
Demand for the unit has been high and the applicant wishes to add a second unit. Income from the unit will augment the applicants principal source of income from his farming exercise.

Introduction

This Design & Access Statement (DAS) explains the design rationale behind the planning application. The Statement includes a written description and justification of the development proposal. The DAS will explain and justify the concepts and objectives of good design thinking on which a development proposal is based, and how these will be reflected throughout the scheme. It will also consider the following aspects of the proposed development (& all as defined under TAN 12 – Design):

- Access
- Character
- Community Safety
- Environmental Sustainability
- Movement

Accessibility

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.

<u>Access by disabled persons</u>
Applications will be permitted for the development of new buildings, public amenities and recreational spaces and, where practicable and reasonable, for changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.
The Disability Discrimination Act 1995 seeks to avoid discrimination against people with disabilities and impairments, and for instance, ensures that work premises do not disadvantage someone with a disability.
The access arrangements have adopted an inclusive approach and aims to ensure all users will have equal and convenient access to the chalet.

Explain how any specific issues which might affect people's access to the development have been addressed.
The design of the chalet shows full consideration for ease of access for disabled users. The application incorporates the following points:
The site is gently sloping and ramped access where needed is provided to the chalet.
Vehicular access is provided to the chalet.
Steps around the chalet, necessitated by the changes in level, will have shallow risers (160mm) and deep treads (250mm) to accommodate ambulant/elderly users.
Access around the chalet is by way of paved hard-standings. The surfacing is suitable for wheelchair use.
The principal entrance door will offer level threshold. Entrance door openings will be minimum 810mm clearance – allowing wheelchair access.
Doors within the chalet will also offer minimum 810mm opening width – allowing wheelchair movement within the chalet. Door furniture will be lever style to allow ease of operation
Sockets and light switches will be set between 450 and 1200mm above finished floor level, allowing convenient access to disabled users.
A WC/wash-room facility, including level access shower, is provided at ground floor.

Special attention will be given to differentiation of colours where necessary. Doorframes will be of contrasting colour to the doors, which will be natural timber in colour. Door handles will similarly be coloured to provide contrast with doors
The chalet will meet the requirements of Part M (Building Regulations) in terms of accessibility for disabled/impaired users.

Detail how features, which ensure peoples access to the development, will be maintained.
All of the measures detailed above will be maintained in such a way as to allow all people access to and from (& within) the chalet. The features installed are permanent and cannot readily be adapted to impair disabled access. External paving will need occasional treatment and pressure washing down to maintain a clean, non-slip surface.

Environmental Sustainability

Sustainable Development – The Development
The site has open aspect.
The proposed chalet has been positioned in order to maximise solar gain and natural daylight.
Orientation of the chalet is largely dictated by topography and access.

Biodiversity & Local Environment
The site currently improved grassland. There is low potential for protected species.
All existing vegetation (hedgerow) will be retained around the site.
The site will be maintained in such a manner as to provide the best opportunity for bio diversity. This includes such matters as timing of cutting of hedgerows, pruning and loping of trees etc.
The positioning of the chalet, and the associated landscaping works, will fit in neatly with the surrounding environment. Tree planting is proposed. The building will sit comfortably on the site, with good connectivity to surrounding landscape.

Archaeological potential
There is a considered no potential for unrecorded archaeology within the site.

Energy Efficiency/carbon reduction
Windows will be concentrated on the south, east & west facing elevations. This will allow maximisation of passive solar gain. Utilisation of the sunlight will reduce energy consumption. Walls will be of a timber construction.
Windows will be double glazed.
The ground floors and roof will be highly insulated.
The heating system will be an air source heat pump. The chalet will also incorporate a log burning stove to maximise the use of sustainable fuels.

Sustainable Materials
The chalet is timber construction. Windows and doors are timber.
All structural timber, cladding and joinery will be timber sourced from sustainable forestry.
Tropical hardwood will not be used in the construction of the chalet.
The chalet will be formed using highly sustainable materials. The materials embody significant carbon, and have low energy input.

Waste Management
The use of timber frame walls and roof construction, which is manufactured off site (& simply assembled on site), allows high quality control and thus minimal wastage.
The use of timber construction, with modular member spacing, allows optimum use of board & insulation materials (plasterboard/insulation batts etc.). This also reduces potential for wastage.
The use of timber frame, with consequent rapid erection, allows the chalet to be made weather-tight quickly. A dry working environment also reduces potential for wastage.
The applicant will impose strict controls on the site to minimise waste. Any waste materials arising from the development will be recycled where possible. Where recycling is not possible waste materials will be taken to licensed tip/waste disposal centre.

Water
The site is serviced by mains water supply & a proposed private foul drainage system.
Surface water will drain to site soakaway pits.
It is intended to position harvesting water butts on rainwater downpipes. The harvested water can be utilised for gardening/car washing and the like.

Climate Resilience
The chalet will be highly insulated. It will be constructed using durable and sustainable materials. The site is not vulnerable to flooding.
The chalet will not be affected by changes in climate. External materials will be resilient to the effects of climate action. Good standards of insulation and energy and water efficiency will enable low carbon occupancy of the chalet.
The development of this land will contribute to the aim of sustainability through the productive use of the above features.
The above points will ensure that the chalet is sustainable in terms of its building design and the supply and use of energy in accordance with the current standards/good practice.

Character

A site location plan for the proposed development is submitted with the planning application.
There are no key natural features within the site, but Offa's Dyke passes (some 200metres) to the west. There are no known important species or habitats within, or close, to the proposed site.
There are no known archaeological remains within the site.
Surrounding land use is agricultural.

Amount & Layout

A single chalet is proposed. One chalet on the site enables the land to be developed without detrimental effect to surrounding landscape.
There are no issues of over-looking or over shading of adjacent properties.
Existing vegetation and topography provides good screening/back drop of the chalet.

Scale

The scale of the proposed chalet will be two storey, offering four bedroom accommodation.
The building will sit on a concrete base.
Average eaves height will be 2.4m. Ridge height will be 6.8m. Gable width will be 7m.
Length will be 14m (plus roof overhang).

Appearance

Walls will be timber clad.
The roof slopes will be natural slate.
Windows and doors will be timber.
The timber construction will assimilate well with surrounding area
Plans of the proposed chalet design are submitted with this statement.

Landscape Design

Native planting will be undertaken around the unit. Details are shown on the site plan.

Community Safety

Site Security

The existing dwelling (Cwn Heulog) will have good views over the entrance/approach to the site. This enables good security through natural surveillance.
The development has no impact on community safety, in that such is a private facility and not accessible to the general public.

Movement

Vehicle Movements

It is estimated that the chalet will generate 3 to 4 vehicle movements to and from the site per day.

Parking

Space will be provided within the site for minimum 2 cars parked externally per chalet.
The parking provision is compliant with highway authority requirements.

Routing

Vehicles will utilise the existing dwelling access of Cwm Lane.
There is considered to be adequate passing opportunities between the site and the main road.

Physical Context of the Development

The physical context of the development has been discussed above. The site is presently used as farm land. Surrounding land use is agricultural and residential.
Topography means that the site is inconspicuous from pretty much all aspects.
A two storey building of timber construction will be entirely in keeping with the physical context of the site.

Social Context

Surrounding land use is agricultural and residential.
Use of the site for a holiday chalet is considered entirely in keeping with the social context of the site.
The chalet will not result in any loss of amenity to surrounding properties. There is no over-looking of neighbouring properties, nor shading/loss of light implications.

Economic Context

Allowing permission for development of the site as a holiday chalet will generate economic activity for local shops and pubs.
It will also generate income for the applicant, with consequent multiplier effect through the community.
Based on 70% occupancy rate the chalet should generate up to £25,000.00 of gross income per annum. After operating and financing costs the chalet should offer a net profit of around £12,500.00 per annum. This income will be invaluable as support to the applicant's primary business as a farmer.

Policy Context

The application takes into account relevant Local Development Plan policies:

Development Control
The design, layout, size, scale and mass/materials compliment and enhance the character of the area. The development takes account the needs of all transport users. It is anticipated that the bulk of traffic to and from the site will be vehicular.
The chalet will be inclusive, with full access for wheelchair and users with mobility impairment.
The development has no effect on the potential for crime.
There are no features of significant natural, archaeological or historic interest.
There are no adverse implications for bio-diversity or wildlife. The landscaping works offer improved potential for bio-diversity.
The site is not at flood risk.
Amenities of neighbouring properties are not affected by the development.
The development incorporates water saving measures, as well as energy conservation and high standard of thermal performance.
There will be no water run-off from the site. Storm water will drain to soakaways.
The site will have fully compliant vehicular access and parking facility.
The site is fully serviced.
Important trees and hedgerows are retained & additional landscaping is proposed.

Design & Energy Conservation
The development proposal makes a positive contribution to the local environment and community. This is achieved through use of high quality materials, design detailing, energy conservation and landscape treatment.

Highway & Parking Requirements
The site has an adequate access and parking facilities.
There will be no negative impact on general highway safety around the site.

Safeguarding Landscape.
The building will be inconspicuously located with good natural screening. Additional landscaping is proposed. There is no adverse impact on landscape or nature conservation and amenity.

Tourism Developments
The chalet will help sustain the local community by virtue of visitors using the local shops and public house facilities.

New Tourism Development
A single chalet is proposed and its siting is inconspicuous. It will have negligible impact on the character or cultural fabric of the local community.
The development is small scale. It will not result in over-use of community facilities, nor will it affect amenity of neighbours. Indeed, the development will support local businesses, such as the village shops/public houses.
The chalet will be serviced by below-ground services. There will be no overhead cables or the like. The development is fully accessible. Pedestrian and cycle access will be actively encouraged, and the chalet is readily accessible from the nearby village of Forden. Safe access will be provided to the site – all in accordance with highway authority requirements.

Self Catering Tourist Accommodation
The applicant is aware that there is a presumption in favour of this kind of development.

Holiday Chalet & Cabin Developments
The applicant farms the adjoining land. The proposed chalet will augment the applicant's income, and is a diversification scheme contributing to the local economy.
The unit will not be used for permanent residential. The unit will be used strictly for holiday occupancy only. The applicant is happy to except conditions in relation to colour/form of the proposed unit.
All services to the unit will be taken underground. There will be no individual TV aerials or dishes. Lighting will by means of bollard lamps/down-lighters only. The development will not create light pollution.

Non Mains Sewerage Treatment
Mains drainage is not available to this site. All the surrounding properties are served by septic tanks. The systems are known to function effectively.
A septic tank foul drainage system is proposed. The plant will have capacity for minimum 6 people. Percolation tests show the ground to be suitable for effluent disposal – see drainage details annexed. The applicant has sufficient land to install a soakaway of the required area.
There are no private water supplies in the vicinity. Ground or surface water quality will not be adversely affected.

Conclusion

The chalet will provide high quality tourism accommodation in conjunction with an existing (small scale) farming enterprise.

There is very little similar high quality accommodation within the locality.

Visitors to the chalet will help sustain the local economy through patronage of the local shops and public houses. Income generated by the development will also help sustain the applicant, with consequent multiplier effect through the local economy.

There are considered to be no negative amenity, landscape or character issues. The application is considered fully compliant with *LDP* policy.

G D Humphreys

Dated January 2022

Site at Cwm Heulog, Cwm Lane, Forden - Percolation Test

Date of tests – week commencing 10th January 2022

Weather conditions – Overcast but dry.

Ground conditions – Yellow clay, pebble content increasing with depth.

Depth of test hole – 1000mm below ground level.

Water table – not encountered

Tests conducted in accordance with BS6297 on behalf of Mr R Evans.

Test location in position of intended soakaway system (as marked on the site plan).

Test 1 7680/250 = 30.72 sec/mm

Test 2 7850/250 = 31.40

Test 3 7900/250 = 31.60

Average test result (Vp) = 31.24 sec/mm

For design population of up to 6 people, minimum soakaway area = 6 * 0.25 * 31.24 = 46.86 sq.m

Trench length, based on 900mm width trench = 70.65/0.9 = 52.5m Soakaway trench.

G D Humphreys FRICS

Dated this 17th Day of January 2022

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Photo’s showing the test hole, water addition and progression of the water soaking away.