

Design and access statement for proposed dwelling at Wingates Sawmill, Wingates, Northumberland.

It is proposed to provide a residential dwelling for the owner of Wingate Sawmill on site, the dwelling will be constructed of solid timber from local responsibly sourced suppliers in the style of a typical timber lodge, this should replicate the aspect of the timber stored on the site for many years.

This proposed development will reduce the owners carbon footprint with the obvious removal of the need to travel to and from site. It will also increase the security aspect of the site with a permanent resident, due to the recent increases in fuel prices it is a constant worry to the owner that if the diesel stored on site is stolen the costs could make the business unviable which would not only jeopardise those people directly employed on site but also would result in an increase in costs to those farming and joinery businesses who rely on this locally sourced material.

The owner of the site wants to make this development as green as possible. The dwelling is to be highly insulated as per drawing specifications, with a bio mass boiler and solar panels (with battery storage) on site to produce the majority of the consumption needs of the dwelling. It also prosed to store and use rain water run off for use in the proposed dwellings toilet.

The access is already in place with provision for parking and turning as proposed drawings.