

Design and Access Statement

Proposed Temporary Prototype Modular Showhome at Merryfield Farm, Soames Lane, West Tisted, Ropley, Nr Alresford, SO24 0HF.

Existing Site and Surroundings

The site measures 0.01ha.

The existing site of the proposals comprises an existing concrete base forming part of a former farm complex associated with Merryfield Farm. A photograph of the base can be seen as follows:



The existing farm complex has been redundant for a number of years, since the operator ceased keeping animals on site. It comprises a series of modern agricultural barns as well as a two-storey brick building, set in a traditional farm style complex with buildings set perpendicular or parallel to each other. It is

access vary a near track to Soames Lane. An aerial photograph of the site taken from Google Earth can be seen below, with the site location marked via a star:



The farm complex buildings have been predominantly converted for commercial use by a research and development company which specialises in developing improved construction systems and ecological building methods, known as Easi-Space. All but two of the main buildings are used for their purposes, which the building immediately adjacent to the site being used an exhibition and client meeting centre to demonstrate Easi-spaces construction and production techniques, as well as undertaken client engagement.

The farm complex has recently been enclosed by hedging, which separates the complex itself from the wider fields which surround the site in all sides. Merryfield Cottage is located to the north of the site, which comprises units used for farm workers as part of the West Tisted Manor Estate.



The Proposals

The client proposals seek to erect a two-storey prototype modular home for commercial demonstration purposes. The showhome will measuring 11m x 13m, and laid out as follows:



The elevations can be seen in the following drawing, and the prototype will be not more than 9.85m tall at the peak of the roof pitch:





It is noted that the structure will not be connected to any services, other than electricity, to allow access for demonstration purposes only. No occupation of the building will take place.

It should also be noted that the structure is temporary, and it has been simply erected on the ground without any attached to the underlying concrete base, so it can be removed relatively quickly once demonstration/exhibition activities have been completed, in approximately up to 2 years' time.

Design Principles

The temporary structure will comprise of a two-storey dwelling prototype which uses materials which are reflective of a modern agricultural setting. The proposals will include charred colour timber, with timber frame windows.

The proposals are design to showcase a faster, more efficient, and eco-sustainable design concept for constructing dwellings quickly. It is based on innovative techniques for construction



The location of the proposals is set against the backdrop of the large existing agricultural building which is now used as Easi-space's demonstrator/exhibition space. This will minimise any visual impact. It is also facing the West Tisted Manor Estate and away from the immediately adjacent public right of way that runs through the farm complex, to minimise any visual impact. The structure will not be visible from neighbouring residential dwellings. No external lighting is proposed to be used to minimise effects from these sources.

The concrete base on which the prototype structure will be stationed is already suited for such purposes, as it was previously used for structural testing (subject to Planning Permission Ref: SDNP/19/00012/FUL, as amended by SDNP/20/01126/CND). The site therefore represents an ideal location within the existing farm complex for the proposals.

Extensive ecological surveys have been undertaken within the site and it is already known that bats and birds use neighbouring buildings, and bat and bird boxes have been installed in the nearby woodland to minimise impacts.

Hedgerow planting has already been established in the area around the farm complex, to provide screening at lower levels and enhance the environment.

Access

The access to the site will be via the existing concrete pad, which leads the farm access track and eventually to Soames Lane. Easi-space already operates a routing system for deliveries, and this will be adhered with regards to the proposals.

The site is located within Easi-space's operations at Merryfield Farm and foot access to the structure will be gained via the existing exhibition centre. No public access will be afforded to the structure, and access may be subject to adherence with on site health and safety requirements, including the use of relevant personal protective equipment (PPE).

Conclusion

The proposals seek to install a temporary prototype modular showhome adjacent to an existing exhibition centre on a concrete base which was previously used for such purposes. It has been designed and located in a way which it minimises any temporary impacts from the proposals. From a Design and Access perspective, the proposals are considered acceptable.

