

# DESIGN AND ACCESS STATEMENT

## PROPOSED NEW VEHICULAR ENTRANCE

HOLLY FARM

THORNEY ROAD

WIGSLEY

NEWARK

NOTTINGHAMSHIRE

NG23 7ER



1. The location of the proposed new vehicular entrance, north side of Holly Farm house.

OCTOBER 2022

## 1.00 INTRODUCTION

This Design and Access Statement is presented to support a full planning application submitted into Newark and Sherwood District Council for a proposed new vehicular entrance on the north side of the existing residential dwelling house at Holly Farm.

The site is reasonable level and Thorney Road which runs in front of Holly farmhouse is straight but with a 90 degree bend in the road to the south.

The property is not a Listed Building, not within a conservation area and is not in a flood risk area.

## 2.00 USE

Holly Farm is a private residential dwelling with an attached single storey range of old brick and tile stables/ out-buildings to the rear west elevation of the house and beyond the stables is a brick barn with field shelter behind. The field to the rear west of the buildings is owned by the applicant and used for keeping their horses.

## 3.00 AMOUNT

A new front vehicular entrance is proposed upon the north side of the house into the eastern end of the existing north side garden area. This new entrance will allow the applicants to drive their electric car and park adjacent to a proposed new electric car charging point on the north wall of the house.

A car turning head will be made to allow the car to turn around within the site and leave in a forward direction, for highway safety.

## 4.00 LAYOUT

The proposed new north side vehicular entrance will require the existing concrete post and timber panel fence to be removed. The existing hedge and shrub growth on both sides of the new entrance will require cutting back / removing to provide a required 43m length of clear visibility splay in both directions along Thorney Road at a height of 600mm above ground level.

The entrance is proposed to be 3m wide and additional 2m wide pedestrian clear visibility splays will be provided in order that a car leaving through the entrance has sight of persons walking passed the entrance.



2. Looking from the north side garden area at the existing front east roadside boundary fence where the new vehicular entrance will be made.

## 5.00 SCALE

The scale of this proposed new vehicular entrance is considered to be appropriate in this village location, providing required clear visibility of pedestrians and vehicles which may be using Thorney Road.



## 6.00 LANDSCAPING

The removal of the existing 1.75m high roadside boundary fence which is set back behind a 1.4m wide grass verge, will open up the front east end of the house north side garden area. The front east boundary will be kept open and if the rear garden area (west behind the new car turning head) is required to be enclosed, a new fence or hedge will be provided, not exceeding 2m in height.

The new entrance drive will be hard bound paved for at least the first 5m in from the public highway to prevent gravel chippings spreading out onto the public highway. The remaining turning area will be hard paved or gravel surfaced in a material that allows rainwater to percolate through into the ground.



3. Looking west down the north side garden area.

## 7.00 APPEARANCE

The appearance of a new vehicular entrance will open up the boundary upon the north side of the house and is considered to be an improvement.

## 8.00 ACCESS

Holly Farm has an existing vehicular entrance on the south side of the house where two house cars are presently parked. However this is the vehicular entrance which provides access into the rear stable yard, barn and grass field where the horses are kept. One of the house cars is electric and requires home charging, presently requiring an electric cable connected into the south entrance. This is inconvenient because the car charging cable requires unplugging whenever delivery of horse feed, fodder or movement of the horses is required, to allow relocation of the parked car.

It is for this reason that a new vehicular entrance and car parking and charging space is required on the north side of the house where the car can be parked long term to charge.



4. Front east facing elevation of Holly Farmhouse viewed from Thorney Road.





5. Looking west into the existing south side farm entrance.



6. Looking north along Thorney Road across the front of Holly Farm.





7. Looking north along Thorney Road from the location of the new entrance.



8. Looking south along Thorney Road from the location of the new entrance.