

Design and Access Statement;

Site; Land to West of Carpenters, Road Through Yarcombe , Honiton ,
Yarcombe, Devon EX14 9BD.

Proposal; single storey Four Bed Timber Lodge, to replace existing
structure in state of disrepair.

Amount;

The proposal is an infill Development to replace an existing Carport and storage building to be demolished. It is a low-level Design that does not impact on the Street scene and is a natural infill Plot. Off street Parking areas have also been incorporated into the scheme.

Layout;

The Layout is spread over two wings and joined via a Link structure, the rear stretches onto a decking area, due to levels on the site. There are no areas that impose on neighbouring properties or overlooking issues.

Scale;

The Proposed dwelling sits well within the plot and is formed by two wings 14m x 6.1m and 9m x 6.1m joined via 2m x 3m link section. Visually this naturally infills the street scene, so is not perceived as 'Urban Sprawl'.

A deck area is accessed from the rear to give a useable space for Family use.

Landscaping.

The Applicant will be planting new shrubs and trees within the plot, the remaining rear garden will be newly Turfed. We are willing to accept that a Landscaping scheme and details are conditioned on any Consent.

Appearance.

The Design is a single storey scheme with slow grown Spruce external cladding in vertical slatted boarding with a natural stain. This gives a Rural appearance,

And incorporates Anthracite UPVC doors and windows with double Glazed units.

The Timber is from renewable sources and the structure will give a low Carbon footprint.

Access.

This is afforded via a pull in section set back from the Main Highway, therefore vehicles can enter the main Highway in safety and in a forward gear.



Street view of the Proposed Plot. looking South-East .