

Design and Access Statement
For
The proposed cabin at The Cottage, Newham Bottom

1. What are the **features** on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

The proposed cabin is to be built at the bottom of a garden, within the proximity of the proposed building is an existing Garden Shed. Access to the proposed Garden Cabin is from the Deck area around the existing Garden Pool which in turn is access via the lawned area through the gate from the road. The neighbouring garden has existing timber clad stabling and a 'poly tunnel', these are mostly hidden by the wooden fence. The boundaries between the adjacent properties are made up of a mixture of wooden fencing, a laid hedge and dry stone wall.

2. Please provide details of how **access** issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements

- Appropriate use of surface materials
- **Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building**
- Way-finding and signage
- An assessment of means of escape.

The proposed cabin will not impact on any of the existing road and parking arrangements, there will be no change to these existing arrangements. The cabin is only to provide additional space for the owners of The Cottage.

With respect to the provision of a WC, the Cottage is served by a Septic Tank and should a WC be provided the waste will be disposed of in the Septic Tank by means of a cassette waste system toilet.

3. Please provide details of the **layout** of proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

The proposed cabin is with the existing garden of The Cottage and will not have any impact on other buildings or have any safety/security implications. The existing arrangements will not be changing.

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The proposed cabin is 5.5 metres wide by 4.1 metres deep and 2.6 metres tall. The proposed cabin will be clad in timber that will be sensitive to the surrounding area. It will be built in the garden for use as a Garden Room

5. Please provide details of the **landscaping** in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions?
- Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.

Sustainability – is there sufficient soil depth available and has irrigation and

- drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure

No landscaping is proposed as the proposed cabin will be integral to the existing garden.

No additional trees or plants will be required. None of the existing trees and plants will require removing or pruning.

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

Not applicable as there are no heritage assets issues to be addressed.