



Figure 1: Wigwam and the Wagon

Design and Access Statement

Two One-Bedroom Holiday Cabins at

Plum Cottage, Hattingley Road, Medstead

DESIGN TEAM

Client: Mrs Joy Hobbs & Mr Ralph Westmacott

Architect: Temple Ford Design

Planning Consultant: Andrew Burgess

INTRODUCTION



SITE LOCATION PLAN @ 1/1250

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Figure 1 Location Plan

1. The client has appointed Temple Ford Design architects to prepare drawings for two holiday cabins at Plum Cottage, Medstead, GU34 5NQ. The dwelling is not listed. The proposed development has been designed to be in scale with the site and create an appropriate setting. This Design and Access Statement has been prepared to accompany a planning submission.

Site and Context

2. The property consists of a single residential dwelling Plum Cottage, two-bedroom cabin, two one bed cabins used as holiday lets, associated outbuildings, and garden land of 1.53 acres.
3. The site is accessed directly from Hattingley Road with separate access from the main dwelling.
4. The architectural language in the settlement is made up of a mixed range of large to moderate sized modern style properties on large to moderate plots. The area is defined by farmland with tall trees and bushes lining the road.

Planning History

REF NO. 27941/006	Certificate of Lawful development for existing use – land to the west of our drive has been used as a garden for over 10 years	Withdrawn Date October 2017
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Photographs



Figure 3: Wigwam and the Wagon



Figure 4: Wagon in the woods

Proposal – Holiday Cabins (D00, D01, D02, D03, and D04)

5. The holiday cabins are situated along the Southern boundary to the West of the main dwelling, this positions the cabins well away from the main road and hides them amongst the existing trees and foliage.
6. The “Wigwam and the wagon” holiday cabin consists of a wigwam timber structure, housing a hot tub, W.C, shower, and basin. The timber wagon provides a single bedroom, star gazing platform and bathroom with W.C. Accompanying the cabin is a separate timber open sided building providing a covered seating area.

7. The “Wagon in the Woods” consists of a one-bedroom timber cabin with W.C and bath facilities within, there is also a separate open fronted timber structure providing hot tub and wood burner, with adjoining open sided lean too providing cooking and seating space.
8. Both holiday cabins and their associated buildings are of unique design and construction, Mr Ralph Westmacott and his sister Mrs Joy Hobbs built the structures themselves from old wagons and locally sourced timber.
9. Trees and vegetation remain unaffected by the cabins, all structures have been positioned in a manner considerate of existing foliage.
10. Adequate parking exists at the property with space for at least 2 guest vehicles.

Conclusion

11. This Design and Access Statement has been prepared by Temple Ford Design on behalf of Mr Ralph Westmacott and Mrs Joy Hobbs to assess the effects of the proposal upon the significance of Plum Cottage, Medstead.
12. The proposed extension to the South-West of the main dwelling is in a non-intrusive location and is in keeping with its setting, the holiday cabins are not visible by passing traffic.
13. Both holiday cabins and their associated outbuildings buildings are of unique design and construction, built from old wagons and locally sourced timber.
14. The property is not in a conservation area and the proposals will not result in any harm to neighbouring amenity or have an adverse effect on neighbouring properties or reduce privacy and natural light.
15. The existing trees have been retained and there is no harmful impact on the root protection zones.
16. Based on a less than harmful impact upon the significance of the environment and site of Plum Cottage, Planning Approval is kindly requested.