

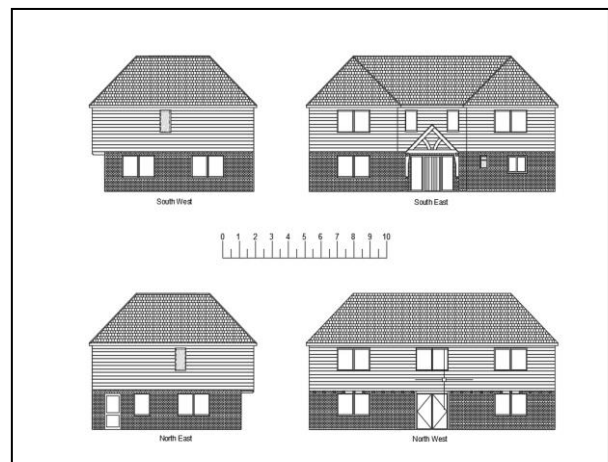
Design and access Statement
For the construction of two oak framed dwellings to the rear of
Worth Farm.

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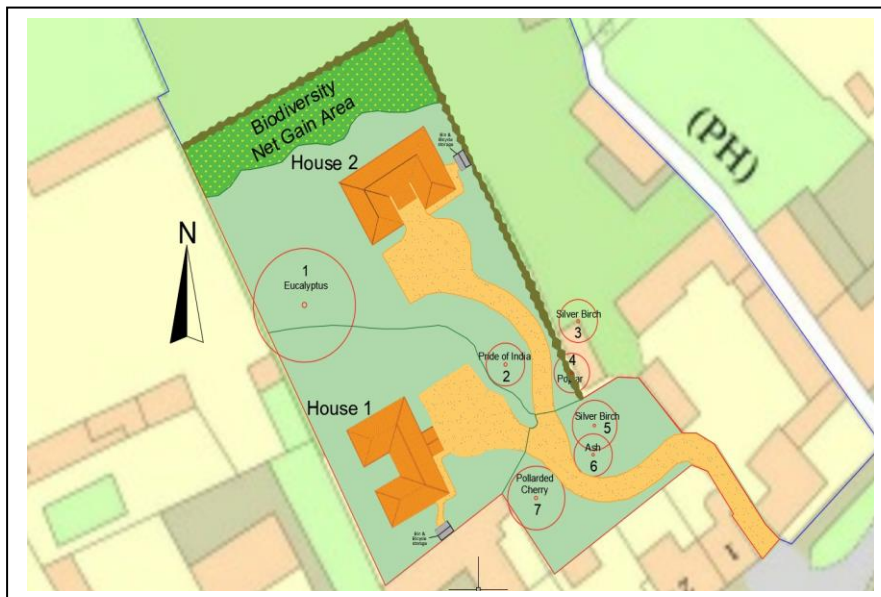
The applicant wishes to utilize an area of land to the rear of Worth Farm currently being used as rear garden; The site cannot be seen from the public highway or Footpath and would be accessed via the existing driveway, the location of the proposed houses on the site results in them not being overlooked by any neighboring properties.



House 1



House 2



Proposed site layout showing the tree locations

Design

Careful consideration has been given to both the design of the proposed houses and their positioning within the site, the aim is to create homes that will complement the existing properties in the village, plus being well designed, highly insulated and energy efficient. They will have good size gardens by way of the proposed site not being over developed with bin and bicycle storage by way of a small outbuilding.

The site sits on the extremities of the revised 2023 flood risk area, although the site has no history of flooding. We have engaged Herrington's to carry out an FRA which accompanies this application. Any recommendations regarding the design will be designed into the construction drawings.

Access

The entrance into the proposed site will be via the existing Worth Farm driveway from "The Street", the sight lines when leaving the site are excellent in both directions. The existing driveway gives access to Worth Farms rear courtyard, the access width through the gateway is 3.25m, this complies with the entrance width required for fire engine access. The current gate arrangement would be removed if this application is successful. The new driveways within the site leading to the proposed houses will be constructed of a porous type 1 stone sub-base laid over a geotextile with a 15 to 20 mm gravel coating, this will enable the creation of the driveway without damaging the established trees which are being retained and will also mitigate the risk of creating rainwater run off issues.



Proposed entrance viewed from The Street.

Established trees on site

A survey of the trees on the site has been carried out, the layout of the proposed development has been tailored around the existing established trees which are to be incorporated into the landscaping of the proposed development, details of the proposals are detailed in the tree report accompanying this application.

Utilities Connections

Mains drainage, electricity, Gas, and water are already present within the site thus reducing the need for disruption to neighboring properties/residents.

Style and construction of the proposed houses

Over the years Norton Timber Ltd have gained a reputation for building high quality well designed homes, because of the nature of an oak frame build the construction of the structural frame is carried out off site in their framing workshops in the neighboring village of Shepherdswell, once the preassembly of the frame is complete the timbers are delivered to site and raised. Because the main construction works are carried out offsite the historic disruption associated with building is hugely reduced.

Construction traffic

The driveways and turning areas will be the first things to be done on site, this will enable all vehicles associated with the project to be able to park within the site boundaries, please see drawing 15 showing construction vehicle parking areas.

In conclusion

It is considered that the proposed dwellings would be a sympathetic addition to the area and would not detract from the character of the conservation area, the setting of any listed buildings, or from the character of the wider landscape. Nor would they detract from the private amenities of any adjoining houses. The proposals would contribute to the supply of housing in the area and would help to support local services.

It is therefore hoped that the Council will be able to support this planning application, which will generate real benefits for the area without detracting from any features of acknowledged importance.