DESIGN AND ACCESS STATEMENT

Proposed Two-Bedroom Holiday Accommodation

Site: Old Poultry Farm, Heage Road, Ripley, Derbyshire, DE5 3GH
Applicant: Jonathan Leam
Application Type: Outline Planning Permission with Some Matters Reserved
Matters for Consideration: Access and Layout
Reserved Matters: Appearance, Landscaping and Scale
Historic Planning Reference: AVA/2000/0214

1. Introduction

This Design and Access Statement accompanies an outline planning application with some matters reserved for the erection of a single two-bedroom holiday accommodation unit at Old Poultry Farm, Heage Road, Ripley, Derbyshire, DE5 3GH.

The proposed development has been designed around the existing physical characteristics and planning history of the site.

The proposed holiday accommodation will be positioned on the area of the existing foundations/footings associated with a previously approved and commenced bungalow development.

The historic application is recorded by Amber Valley Borough Council under reference AVA/2000/0214, with the historic site address recorded as Chicken Farm, Rear of Copper Beeches Filling Station, Heage Road, Ripley, Derbyshire.

The present proposal is for holiday accommodation only and not an unrestricted permanent residential dwelling.

2. Site Context

Old Poultry Farm comprises an approximately 12-acre holding under the ownership of the applicant.

The site benefits from an existing vehicular access and existing on-site parking.

The proposed development has deliberately been positioned on the area containing the existing footings associated with the previous bungalow development.

This approach concentrates development within an area that has already experienced construction activity and avoids selecting an alternative undeveloped location elsewhere within the wider holding.

3. Use

The proposed building will provide a single two-bedroom unit of holiday accommodation.

It is intended solely for short-term holiday and visitor use and not as an unrestricted permanent dwelling.

The relatively modest two-bedroom accommodation will limit the intensity of occupation, associated vehicle movements and general activity generated by the development.

4. Layout

Layout is submitted for consideration as part of the outline application.

The proposed holiday accommodation will occupy the area of the existing bungalow footings.

The indicative building form is L-shaped, based around principal dimensions of approximately 17 metres by 9 metres and incorporating the projecting section shown on the accompanying drawings.

The layout has been selected principally to make effective use of the existing developed footprint and surviving foundations.

The proposed accommodation will contain two bedrooms together with the associated living, kitchen and bathroom accommodation necessary for a self-contained holiday unit.

The building will be served by the site's existing vehicular access and parking arrangements.

5. Scale

Scale is reserved for subsequent approval.

The accompanying plans and illustrations are therefore intended to demonstrate the general design concept rather than establish the final detailed scale of the building.

The applicant's intention is for the development to remain domestic and modest in character, appropriate for a single two-bedroom holiday accommodation unit.

The final height, roof form and detailed building dimensions can be agreed with the Local Planning Authority through a subsequent reserved matters application.

6. Appearance

Appearance is reserved for subsequent approval.

Any elevations, sketches or three-dimensional illustrations submitted with the outline application should therefore be regarded as indicative.

The applicant intends the final building to have a high-quality contemporary rural character which responds appropriately to its setting.

External materials will be selected for durability, appearance and environmental performance, with sustainable and responsibly sourced materials used wherever reasonably practicable.

The detailed positioning and proportions of windows, doors, roof treatment, external finishes and other architectural features will be determined at reserved matters stage.

7. Sustainability and Energy

Environmental performance has been considered from the outset.

The proposed development is intended to incorporate roof-mounted solar photovoltaic panels together with battery energy storage.

Solar-generated electricity will be stored where practicable for use within the property, reducing reliance upon imported grid electricity.

A mains electricity connection will remain available as backup.

The building will also be designed to achieve good levels of thermal insulation and energy efficiency.

Sustainable, durable and responsibly sourced construction materials will be used wherever reasonably practicable.

Locating the building on the area of the existing foundations/footings also represents an efficient approach to the use of land that has previously been subject to construction works.

8. Access

Access is submitted for consideration as part of this application.

The development will utilise the existing vehicular access serving Old Poultry Farm.

No new vehicular access onto the public highway is proposed.

Existing on-site parking will be used to serve the holiday accommodation.

The development comprises only one two-bedroom holiday unit and is consequently expected to generate a relatively low level of additional vehicle movements.

Retaining the established access and parking arrangements also avoids unnecessary additional hard surfacing and engineering works.

9. Inclusive Access

The detailed internal and external access arrangements will be developed as part of the detailed building design.

Where reasonably practicable, the design will seek to provide convenient and accessible movement between the parking area, entrance and principal accommodation.

The detailed treatment of paths, thresholds and entrances will be considered at reserved matters and Building Regulations stages.

10. Landscaping

Landscaping is reserved for subsequent approval.

The intention is to retain existing landscape features and vegetation wherever reasonably practicable.

Any additional planting required to integrate the holiday accommodation into its surroundings can be incorporated into a detailed landscaping scheme submitted at reserved matters stage.

11. Drainage and Services

The proposed holiday accommodation will be supplied by mains water.

Foul drainage will be provided by an appropriately designed private septic tank system.

The precise specification, capacity and location of the septic tank and associated drainage arrangements will be determined having regard to the detailed design, ground conditions and applicable environmental and regulatory requirements.

The property will incorporate solar PV and battery storage, with mains electricity available as backup.

12. Design Development

The proposal has been developed around several key principles:

- concentrating development on the existing bungalow footprint/footings;
- providing only one modest two-bedroom holiday unit;
- retaining the existing vehicular access;
- utilising existing parking;
- avoiding unnecessary development elsewhere within the approximately 12-acre holding;
- incorporating renewable energy generation and battery storage;
- using sustainable construction materials wherever practicable; and
- ensuring that detailed appearance, scale and landscaping can respond appropriately to the site through the reserved matters process.

13. Conclusion

The proposal represents a modest and considered form of holiday accommodation at Old Poultry Farm.

The layout makes use of an area already containing foundations associated with a previous bungalow development and retains the site's established access and parking arrangements.

The proposed use is limited to a single two-bedroom holiday accommodation unit.

The development will incorporate renewable energy measures including solar photovoltaic panels and battery storage and will seek to utilise sustainable construction materials wherever practicable.

Access and layout are submitted for consideration at this stage, while appearance, landscaping and scale are reserved to allow the detailed design to be developed in consultation with Amber Valley Borough Council.

The proposal therefore seeks to provide a sustainable and appropriately designed form of visitor accommodation while respecting the character and physical history of the site.