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**DESIGN & ACCESS STATEMENT FOR PROPOSED LOG CABINS, INCLUDING
CONVERSION OF EXISTING WORKSHOP INTO FAMILY HOLIDAY
ACCOMODATION AT GREENDALE, DOWNHAM ROAD, CHATBURN.**



This statement supports the planning application demonstrating the design and layout for proposed log cabins and the conversion of an existing workshop into family holiday accommodation.

Site

The site is located off Downham Road on the outskirts of Chatburn. The proposal shows the addition of 5x Log Cabins and the conversion of an existing workshop into family holiday accommodation.

The proposed Log Cabins (Troll Maxi3) will be sat within the field area following the natural topography of the landscape, the external materials will be sympathetic to the surrounding woodland and are to sit harmoniously within their settings.

The proposed conversion of the workshop into family holiday accommodation will see the existing workshop repurposed as usable holiday accommodation. The proposed scheme takes the existing materiality of the site and is sympathetic in its approach. The accommodation will sleep four people and includes a bathroom, small kitchenette and outdoor patio area.

Location

The property is located off Downham Road on the outskirts of Chatburn, nested within the ANOB. The proposed site for the Log Cabins location is sited 23m north from the existing dwelling.

The position of the log cabins has been dictated to reduce the visual impact from public views and offer little impact to the natural undulating topography of the landscape.

The existing workshop sits to the north of the courtyard, 12.5m from the existing dwelling.

Planning history

3/2017/0854 – Application to for change of use.

Internal alterations to create 4 en-suite guest bedrooms for the bed and breakfast business

The application was permitted.

AD/EL – 15/6/2018 – Pre-application for proposed 'Safari' Camping Tents' / conversion of outbuildings and stables.

Response was positive with the principle of development likely to be accepted.

Layout

The scheme is designed to utilise the existing natural sloping topography of the field. This will help to mitigate the visual impact of the Log Cabins and offer little ground disturbance during construction.

The existing car park will be repurposed as designated parking for the Log Cabins along with the newly converted family holiday accommodation. This will have little impact upon the existing car park.

Entrance to the newly converted family accommodation will be via the existing courtyard, the accommodation will include sleeping/living area, bathroom and outdoor patio area.

Access to the Log Cabins and family holiday accommodation would be via the existing residential entrance off Downham Rd.

Massing

The proposal consists of erecting 5x Log Cabins (Troll Maxi3) at 5.75m x 3.1m each. The Log Cabins will be sited along the existing carpark fence with an overall footprint of 226m² including footpaths.

The proposed family accommodation has an overall footprint of 22.5m², the family accommodation responds to the surrounding buildings and visual amenity of the site.

Materiality & Appearance

The scheme proposes the use of soft and natural materials which are synonymous with the site. The natural materials will also assist in blending and softening the proposed works with the existing and surrounding landscape as they mature. Materiality has taken into account the site's location within the ANOB and aims to promote and uphold the historical culture and character of the site.

The Log Cabins (Troll Maxi3) are to be clad in timber, the roof construction is to be of timber cladding also. Footpaths leading up to the Log Cabins are to be of Decorative gravel offering low visual impact and a drainage solution.

The external use of materials honours the existing and surrounding buildings along with harmonising the new with the historical character of the site. Care has been taken to respect the content of the heritage appraisal carried out by Stephen Haigh.

The family accommodation alterations will consist of adapting the existing barn door into an external wall, the external wall is to be clad in timber, the roof construction is to be consistent of the existing slate roofs.

The overall design has been informed by the rural setting and the use of vernacular, natural materials. Internally, the proposed design would create new accommodation for the existing Bed and Breakfast business, helping to increase tourism within the local area.

PHA/143/100 shows the proposed site plan. The drawings PHA/143/400 shows the proposed scheme design for the family accommodation.

Refer to the heritage statement and bat survey which support this application.

Regards,

Roger Hines

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