



Design and Access Statement

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Wepham.

A Top 100 Law Firm

Part Retrospective application for retention of reduced size and redesigned Tree House in rear garden of property on stilted platform

at

Thomas Cottage, 104 The Splash, Wepham.

Design and Access Statement

on Behalf of

Bellman and Hamilton

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1. Introduction

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposal. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance

Section 3 – Access: Vehicular and Transport links, Inclusive access

2. Design

2.1 Use

The tree house is used as a bird hide to view local fauna from an inconspicuous location.

2.2 Amount

The tree house has been reduced in height by 800mm and the decked area has been made considerably smaller (27%) through the removal of a 4sqm section and associated stilts to the south-west of the tree house. The tree house now sits fully within the boughs of the parent tree.

2.3 Layout

The layout has been amended through the loss of the decked area in front of the treehouse. The loss of the support struts reduces also the visual footprint and envelope of the structure as a whole when viewed from the south and west.

2.4 Scale

The scale of the treehouse has been reduced as set out above. The south facing platform now measures 3.2m in width in comparison with the existing 4.7m. The height of the treehouse is now a maximum of 5.2m above ground level in comparison with 6m as existing.

2.5 Landscaping

3 no. Copper Beech are proposed to be planted to the south and west of the tree house to provide immediate screening to the structure. The specimens will be a minimum of 3.2m in height and are considered appropriate in the locality.

2.6 **Appearance**

The appearance of the tree house has been amended significantly through the following changes;

- **Reduction in height of tree house from 6m to 5.2 m**
- **Reduction in scale of raised platform by over 4sqm (27%)**
- **Removal of 3 no. stilts and 2 no diagonal supports**
- **Insertion of shutters to doors and windows**
- **New planting to boundary**

The tree house has been significantly reduced in height, scale and amended in its appearance in response to the Inspectors comments to create a lower, smaller and more whimsical structure that would sit within the boughs of the host tree. It is considered that by reason of its amended scale, design and appearance is completely at ease with its setting within a residential curtilage and has no adverse impact in this regard.

The shutters to the windows and doors will be of matching timber construction and will be fitted via a simple wooden hinge to secure them in place.

The revised structure has been very carefully redesigned to be assimilated into the natural landscape and surrounding trees and vegetation and the new planting to the southern boundary will in future provide a complete visual screen to the Site when viewed from outside.

3. Access

3.1 Vehicular and transport links

The site is fully accessible as it is within the grounds of an existing dwelling.

3.2 Inclusive access

The development is for a treehouse and is therefore not accessible by all.