BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

DESIGN AND ACCESS STATEMENT

Land at Drove Lane, Yapton – Temporary Sales Cabin

Use

The application seeks permission for a temporary sales cabin and 6.no car parking spaces with associated landscaping and advertising.

The cabin is proposed to allow sales personnel to begin selling the dwellings ahead of their construction and completion (Ref. Y/92/17/OUT). Once the show homes are constructed at the entrance of the main site, the cabin will cease use.

Amount

The application is for a temporary cabin, associated parking, landscaping and signage. The overall size of the development measures 0.029ha.

It should be noted that all hard-standing will be removed and will be replaced with planting as to-be-submitted under a future Reserved Matters application.

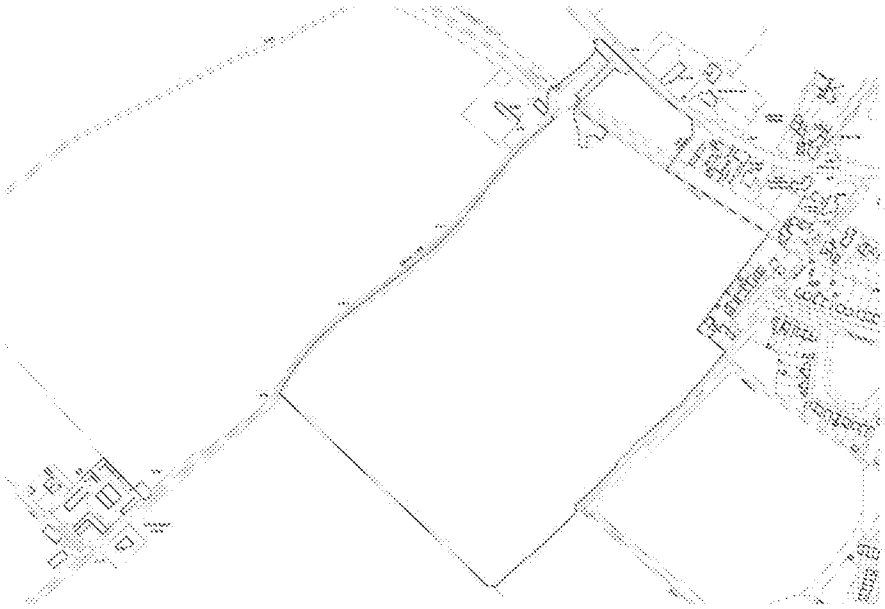


Figure 1. Site Location Plan

Layout

The sales cabin, proposed landscaping and parking face towards Drove Lane providing a screened but attractive and well contained development.

The signage is modest and is not proposed to detract from the visual quality of the nearby Conservation Area.

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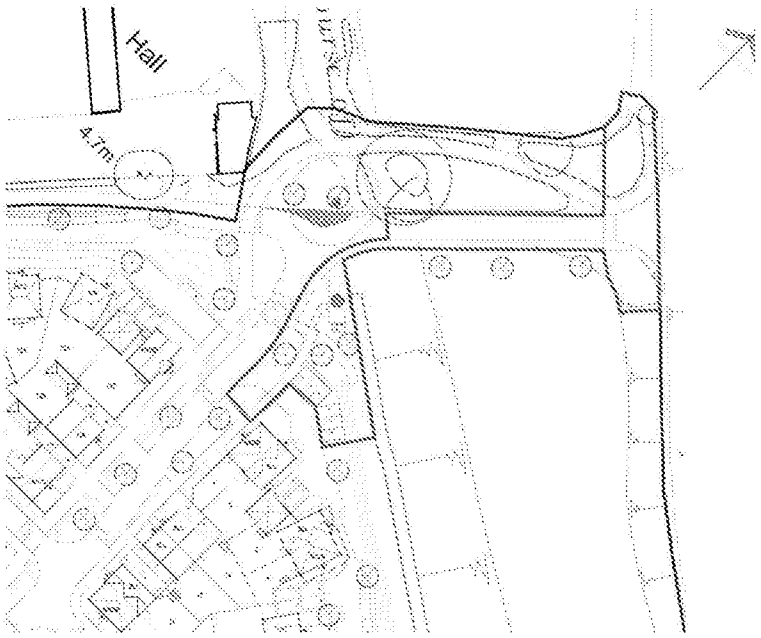


Figure 2. Snippet of Proposed Site Layout

Scale

Elevations and floorplans of the proposed sales-cabin have been submitted as part of the application. The cabin will be single storey in height with a flat roof. Proposed and existing landscape and signage will suitably screen the cabin.

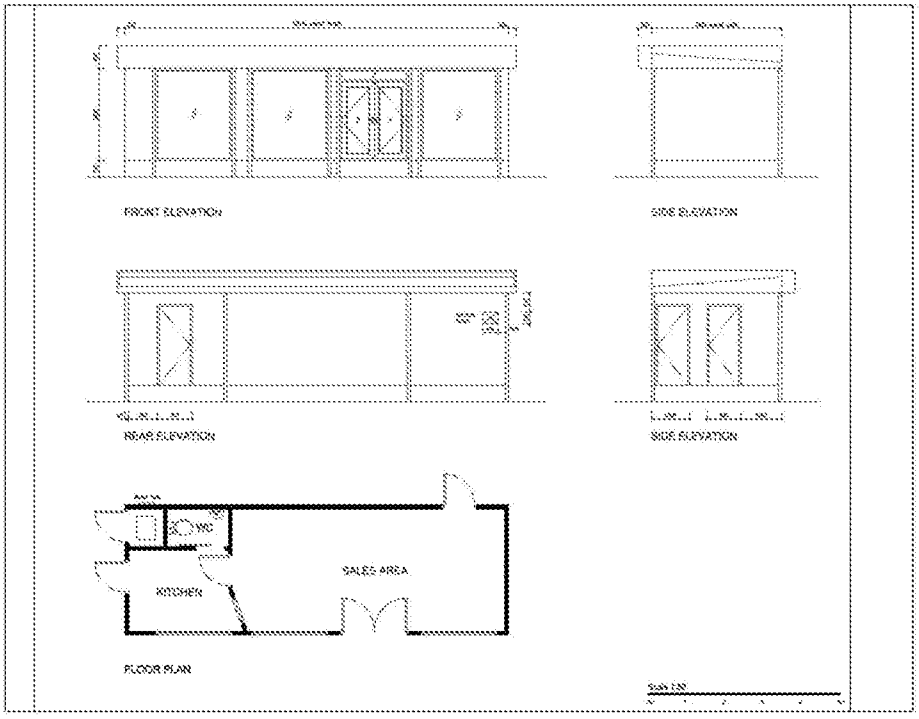


Figure 3. Proposed Sales Cabin Elevations

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Landscaping

The landscaping design has been carefully thought out by chartered landscape architects and provides an attractive planting scheme incorporating a wide range of plants to enhance biodiversity. The landscaping scheme proposes a mixture of feature specimen plants with aesthetically pleasing feature spaces and planters to provide a green appearance.

The landscaping has been designed to ensure, where possible, planting can remain and provide screening throughout the lifetime of the development.

Appearance

The scheme has been designed to complement the residential development, retaining as much landscaping, both hard and soft, as possible. The planting is designed to soften the impact of the hard-landscaping and sales cabin alongside the proposed signage, providing a cohesive and attractive scheme.

Access

The access utilises the existing Drove Lane access and incorporates the recently approved widening measures under Full Application (Ref. Y/127/20/PL). We have ensured that there is no further widening of the access or entrance road.

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