



DESIGN AND ACCESS STATEMENT

Land at Drove Lane, Yapton – Temporary Sales Cabin

Use

The application seeks permission for a temporary sales cabin and 4 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.

Barratt David Wilson Southern Counties
BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW



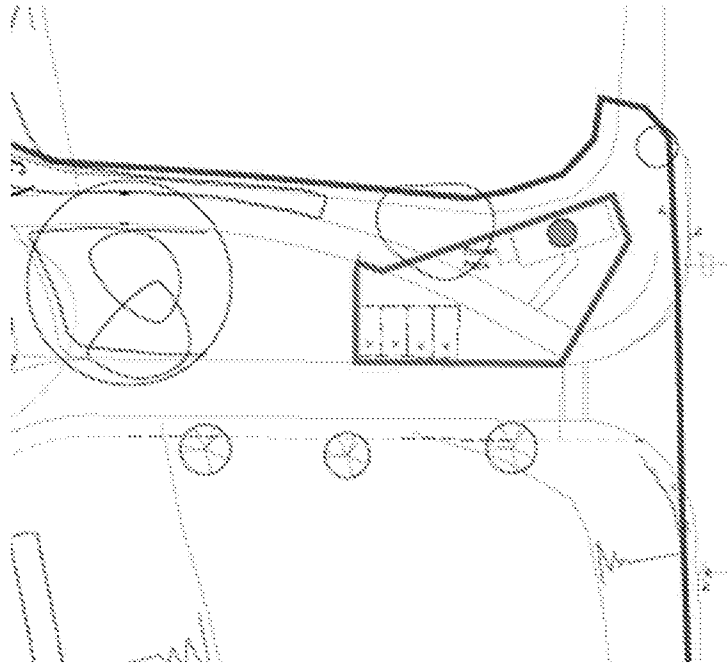


Figure 2. Snippet of Proposed Site Layout

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.

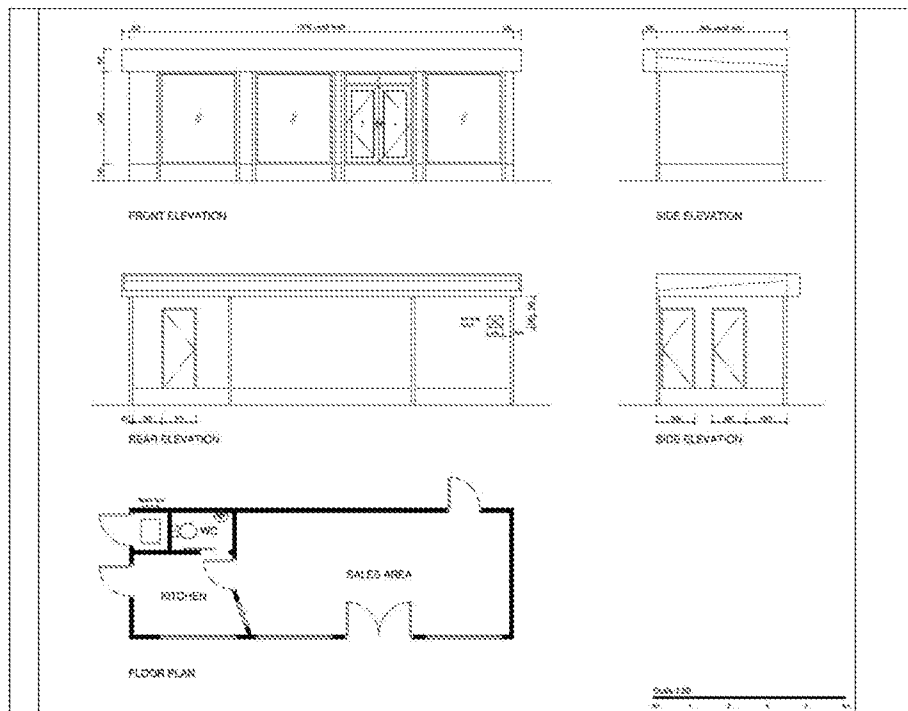


Figure 3. Proposed Sales Cabin Elevations

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