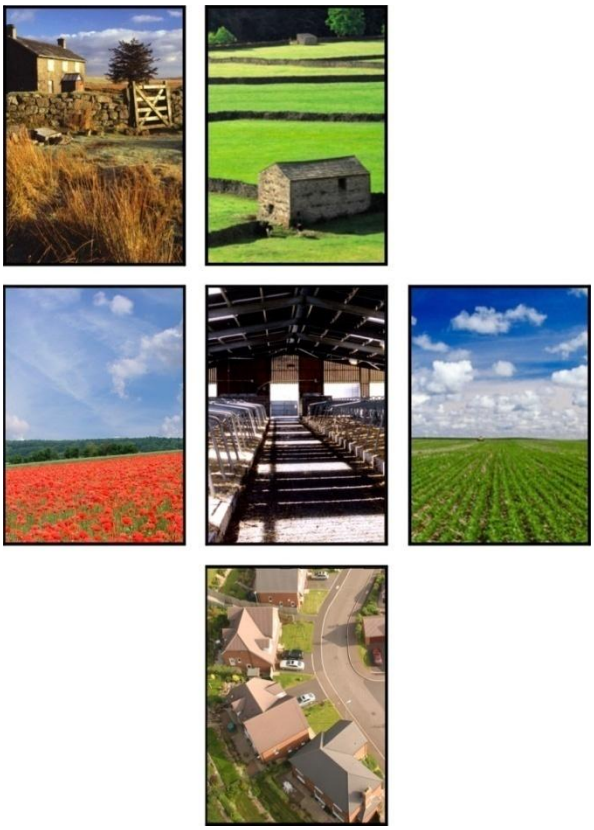
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CHARTERED SURVEYORS & PLANNING CONSULTANTS

Design and Access Statement

SITING OF MOBILE HOME FOR TEMPORARY OCCUPATIONAL DWELLING AT STANMAUR FARM



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Date

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1 INTRODUCTION

This report has been produced by Phil Plant of Acorus Rural Property Services and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006. This report is designed to be read in conjunction with the planning report and other supporting statements accompanying this planning application.

2 REPORT

CONTEXT

Physical

The proposal is to site a park home at Stanmaur Farm as a temporary occupational dwelling for a key worker in association with the boarding kennels and equestrian enterprise at the farm.

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Social

The enterprises will employ at least one full time worker. In addition to the essential functional need for a dwelling on the farm, the provision of a dwelling is beneficial socially in terms of housing members of the family close to their place of work.

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Economic

The on-site accommodation of a worker is essential to the economic sustainability of the business. An on-site presence at most times will help to significantly reduce losses of animals through general injuries and theft, which could occur at night time. An on site presence is essential to enable the applicant to successfully apply for a licence to operate the boarding kennels as well as to look after the animals in their care.

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Environmental

The provision of on-site accommodation will greatly reduce car journeys to and from an alternative residential dwelling.

ACCESS

Access to and from the mobile home will be the same as the existing access to the farmyard.

Disabled access is considered unnecessary for the temporary agricultural worker's dwelling.

DESIGN

Use

The mobile home will be used to accommodate the worker charged with supervising the fishery, the poultry enterprise, the boarding kennels and equestrian enterprises.

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Amount

The mobile home will measure approximately 6m (20') x 12m (40'). For floor plan and elevations see accompanying plans WOL-379-KLE PL01 - PL04. For typical specifications see accompanying document WOL-379-KLE Specifications.

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Layout

The layout of the mobile home will be typical of a park home. It is sited immediately adjacent to the farm yard and buildings to enable audio and visual supervision of the animals and to allow quick access to the animals in the event of regular checking at night and to attend emergencies.

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Scale

The scale of the mobile home is within that permitted under the Caravan Act as revised.

The height of the mobile home is approximately 4.2m at the highest point from the ground level.

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Landscaping

Landscaping for a mobile home that is intended to be sited for a period not exceeding three years is considered unnecessary.

Appearance

The siting of the mobile home will have a minimal impact on the appearance of the farm buildings. The location of the mobile home will also have minimal impact on the openness and character of the green belt and open countryside.