Design and Access Statement

Full Planning Application to Wiltshire Council

Installation of a Log Cabin for Accommodation Use

Address: Oaklands, Clarendon Road, Alderbury, SP5 3AX

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1. Introduction

This statement supports the full planning application for the installation of a log cabin for residential use at the Oaklands property. It's been prepared in accordance with best practices and the standards set out by planning regulations in England.

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2. The Development Proposal

2.1 Overview and Vision

The primary vision for this development is to create an aesthetically pleasing, sustainable, and functional living space, which harmoniously fits within its natural surroundings and complements the existing built environment.

2.2 Product Specifications

Log Cabin: House ADELE (Insulated PLUS, 44 + 44 mm)

- Area: 68 m2
- Features: Premium windows & doors, Reinforced roof, Tongue & Groove floorboards, Ethical sourcing of materials, Moisture resistance.

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3. Site Analysis

3.1 Physical & Design Characteristics

- Dimensions: 68 m2 area, 3.5-meter height.
- External Design: Natural timber cladding.
- Location: Positioned sensitively at the rear of the property.

- Internal Layout: An open-plan living area, alongside a functional kitchenette and bathroom.

3.2 Access

Primary access will be maintained via Clarendon Road, leveraging Oaklands' established infrastructure, ensuring seamless integration with current transport patterns.

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4. Environmental Considerations

4.1 Flood Risk

The site is located in flood zone 1, indicating a low probability of flooding.

4.2 Biodiversity & Geodiversity Enhancement

Our approach centers on environmental stewardship:

- Habitat Preservation: Development will ensure minimal disruption to existing habitats.
- Landscaping: Using native plants to enhance local biodiversity.
- Geodiversity: The build will take into account the underlying geology of the site, ensuring the maintenance and enhancement of its geodiversity.

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5. Planning Policy Context

5.1 National Planning Policy Framework (NPPF)

Our proposal is grounded in the principles of the NPPF:

- Sustainable Development: Leveraging ethically sourced materials.
- Enhancing the Natural Environment: Ensuring the log cabin complements its surroundings.
- Promoting Healthy Communities: Offering an additional residential option that aligns with community goals.
- High-Quality Design: Achieving a balance between aesthetics, functionality, and sustainability.

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6. Conclusion and Justification

We firmly believe that this proposal not only aligns with but actively supports local planning policies and the overarching goals of the NPPF. The log cabin will offer a sustainable, aesthetic, and functional living space, enhancing the local community while respecting the natural environment.

Attachments: Flood map, site photographs (proposed siting of cabin - at eye level and from above).




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