

We wish to extend the license for the cabins on the site for a further 2 years. This is due to the development of the cabins being delayed. An extension would allow further time to complete the remaining cabins not yet constructed.

Ashgrove Lake Cabins – Design and Access Statement

Agent: TFH Reeve

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Background & Proposed Scheme:

Guy Ritchie, the owner of the Ashcombe Estate, has been developing a range of container based cabins for ultimate sale as a product. They have gone through a series of developments and, revised, pre production, examples will shortly be available.

It is proposed to put these to real world consumer testing using visiting shoot guests and utilising the feedback gained in any final evolution of the product.

To this end it is proposed to locate four examples along side the lake immediately below the shoot facilities at the Ashgrove Farmyard.

This will be a temporary, reversible situation for which a two year license is sought. The cabins are based on a standard container, and are capable of fold out expansion to create extra facilities (please see attached drawings and details).

They are intended to have the lightest possible impact on the land (please see attached Section drawing) and the environment. The proposed examples require no services or sewage. The being dealt with by a package treatment plant solution.

In this idyllic situation, with an appropriate “captive” client potential market and it should create the ideal cabin test bed (please see attached artwork impression).

The Estate has already created one successful country business, the brewery, and the intention is to develop further businesses on and local to the Estate.

To this end the application includes the “safari tent” currently at the lake end. This is an entirely demountable structure but it contains a useable sample if the Ritchie Firetable. This has been through a similar development process, is now a marketable product, which can be enjoyed as part of the shoot facilities. There is deliberate overlap in the skills and facilities required to produce both products.

The license will provide practical development feedback and potential sales opportunities leading to a further viable country business.

Access:

There are no alterations to existing pedestrian access routes. Parking will remain adjacent to the lake as is it currently, accessed via existing farmyard tracks on site as per the Location Map.

As per the existing Estate infrastructure, refuse collection will remain as existing, providing both general waste and recycling collection to the site, and provision has been made in the proposals for a storage area for both waste and recycling.

Disabled access – the site has varied floor levels which could make access difficult. Disabled access will be limited to the ground floor level and care will be taken to make the new cabins as accessible as possible.