

Design and Access Statement

For

Horizon Healthcare Homes Ltd

Applicant:

This statement has been prepared by Future Rooms Ltd by instruction of the applicant, Horizon Healthcare Homes Ltd

Property Address:

Sandhurst Court,
7 Spen View,
Dewsbury Moor,
Dewsbury,
WF13 3PZ

The Proposal:

This design and access statement is written in support of an application for planning permission for the siting of a small, single storey, timber garden room in the garden of Sandhurst Court, 7 Spen View.

The garden room is to be hand crafted off site, using high quality, modern and environmentally friendly materials and MMC.

The structure will afford the occupants a garden room space, allowing enjoyment of the outside garden area in all conditions.

Design

The proposed building is located a substantial distance from the existing residence and any neighbouring buildings. It is also in area of significant screening due to established fence line, and therefore screened from any right of way, neighbouring or public land.

The building construction is high quality but low impact. The use of ground screw foundations mitigates the need for any excavation, concrete footing, or landscaping.

The superstructure is of FSC certified timber construction and XPS insulation, hand crafted by carpenters in a modern off site manufacturing facility, minimising time and disruption on site. This offers a highly insulated and low carbon garden room, in both its construction and use.

This construction approach is exceptionally low impact on both the site and the environment, and reversible without excavation if ever required.

Additionally to this, the room is of a very modest scale and height, and the timber clad exterior offers a soft, subservient and natural external aesthetic.

This ensures the room does not compete with the existing building or neighbouring buildings, and does not harm the character of the rural setting.

The proposed application aligns with the NPPF for achieving a sustainable development for environmental objectives.

Access

Access will be by foot in the established garden, to the proposed location, therefore no impact will be made on any existing access or the highway.

Water Management

Water run-off from the roof will be minimal with a roof area of 24sqM and will be collected in a water butt before being discharged to site drainage in the form of a soakaway.

Sam Moore MSc
2023