

DESIGN AND ACCESS STATEMENT

USE

The meadow is currently an empty paddock under agricultural designation. The proposed scheme aims to convert this space into a high end, low density campsite featuring six luxury Shepherd huts which will be open all year round, which is stated as the Local Plan Strategy 2013 as being one of the targets for encouraging tourism and diversification of farm lands (SP8). The site is a short distance from Thornton-le-Dale and will help introduce a steady flow of tourists into the area, to the benefit of shops, restaurants, pubs and tourist attractions complemented by the rich agricultural and religious heritage of the area. The strategy also supports the addition of “camping ... and self-catering accommodation ... without an unacceptable visual intrusion and impact on the character of the locality”.

AMOUNT

The scheme will introduce six 5.5m x 2.2m rentable accommodation units to the site, or 75.9 sq. m in total. This will cater for a total of 12 guests per night. In addition to this there will be a 4m x 2.8m laundry and utility building and a 4m x 2.8m reception building. All the buildings in this scheme are movable and can qualify for planning conditions under site licence.

LAYOUT

A gravel pathway will extend from the site entrance across the northern boundary of the field.

The reception building will sit near to the entrance to the site, while the laundry building will be sited towards the end of the field as shown on plan.

Three of the huts will be situated at the end of the meadow, facing westward and overlooking a decorative pond and will be reachable via the gravel pathway. Another three of the huts will sit centrally in the field, connected via the pathway. Please refer to Location Plan 1:2500 for a site layout diagram.

SCALE

This proposal is for six 12.1 sq m accommodation units situated in a 1.76 hectare meadow. As a low density site, this conforms to the Local Plan Strategy’s mission of “sensitive expansion, growth and land use change in and around the Market Towns and villages” under SP12 Heritages.

LANDSCAPING

The site is currently bordered by mature hedgerows and to compliment the visual appeal of the site, a number of additional native trees, shrubs and hedges will be planted. There are ditches on the East and West boundaries which will be cleared and maintained to aid with drainage. At the western end of the field, a decorative pond measuring approx. 800 sq. m will be installed. This conforms to the SP13 Landscaping goal of preserving and enhancing the “pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)”. The preservation of the existing hedge and tree boundaries will mean there will be no impact on the “visually sensitive skylines” (SP13 Landscapes)



APPEARANCE

The style of all of the onsite buildings will suit the character of a rural, agricultural setting. They will be clad in natural sawn feather edge timber and feature curved, galvanised steel roofs and traditional style timber joinery with vintage black ironmongery. The huts are based on wheels and are therefore a non-permanent structure, minimising impact on the land.

ACCESS

The site is accessible from the main road, with a vision splay in excess of 90m in either direction from the entrance. To facilitate this vision splay, the existing hedgerow will be re-planted 2m from the edge of the road. Guests would be able to drive across the site on a gravel pathway and park at their accommodation.

EXAMPLE OF A SHEPHERDS HUT



Shepherd Huts are a traditional timber building which have been an important part of Britains agricultural heritage for over 300 years. Such buildings would be used by Shepherds who would move across pastures whilst tending to their flocks, as a precursor to the modern caravan.

Although the original huts were very basic and simple, a recent surge in popularity since 2012 for boutique and luxury Shepherd huts has been fuelled by the rise of the British “glamping”, “staycation” or high end camping market which is valued at approximately £3 billion.