Design & Access Statement

Erection of 38 (in total) log cabins for holiday/leisure use at Lowgate, Fleet Bank, Fleet

The Site
The site is located to the north of Fleet Hargate, which is a Conservation Area, off Washway Road (A17), west of Lowgate and south of Roman Bank, on the outside of the current settlement limits of the town. It is therefore considered in planning terms to be within open countryside.

Use
The cabins will provide unrestricted accommodation for holiday makers only and have been designed with the use of a typical sized family in mind - master double bedroom with en-suite, double bedroom, twin bedroom, bathroom and an adequate sized kitchen to aid self-catering.

The proposed cabins are for use as short term accommodation and will help provide a greater attraction to tourists to the area.

Amount
A total of 38 cabins are proposed on a site area of nearly 3.93ha.

Layout
The proposed cabins are situated around the three existing lakes served by an internal drive with allocated parking and turning round-a-bout to the top right hand corner of the site. This layout forms a natural and logical route around the site which will not unduly impact upon the surrounding area. Cabins have been located individually to carefully provide private decking areas and attractive views over the existing lakes.

Scale
The single storey cabins are 6.1m wide by 13.7 m long with a height of approx. 3.55m from the supporting floor base. They will not have any significant visual impact in terms of scale and cumulative impact.

Landscaping
The surrounding landscape character of the site is flat and open. Any spoil from the lakes has been regraded on the site to enhance the landscaping. Comprehensive landscaping to the entrance will create an attractive entry to the site and complement the existing access route. Native planting will encourage biodiversity and will be supplemented by a mix of native species to provide all year-round screening.

Appearance
The cabins themselves are clad in Kaycan Vinyl Siding (weatherboard) finished in grey granite colour.
The roof is finished with Britmet Lightweight Metal Roof Tiles in Ultra titanium grey colour.
The proposed low maintenance, attractive materials used on the elevations will have a low visual impact both assimilating into the surroundings and enhancing the aesthetic setting of the proposal.

Access
Lowgate and Roman Bank are accessible via 'B' roads, such as Washway Road (A17) from Holbeach, Fleet Hargate and Long Sutton.
The site itself has an existing vehicular access off Lowgate which will be blocked up and a new gated and walled vehicular access will be formed 10m further north along Lowgate. The walled entrance is to be finished in buff brickwork with a stone coping and columns.
Traffic to and from the site will be low level due to the small scale of the development.

Visual Impact

The proposed cabins are modest, single storey building and will create a low level impact.

The proposed, and existing, landscaping on the site will help assimilate the development into its landscape, along with safeguarding any listed buildings in the interests of visual and residential amenity.

The setting and appearance will enhance the visual aesthetics of the site itself and surroundings, complimenting existing views.

The appearance of the cabins and landscaping will positively enhance the character of the area.