

Design and Access Statement

Design

The Pods are being built by My Shire Houses in the Cotswolds (myshirehouses.co.uk). The construction is high end using local craftsmen and high quality natural materials using traditional building style without the use of plastic or PVC.

The construction of the Pods have been designed to be environmentally friendly, meeting the design credentials in the design guide, a few to mention are:

- Materials are gathered from sustainable resources FSC grade timber
- Use of recycled materials.
- Excellent insulation and double glazing for superb thermal efficiency and low energy consumption.
- All lighting is low energy (LED)
- Water saving toilet
- Low flow taps
- Water efficient shower

Access

It is proposed to site the Pods on a small piece of land that is between the existing farm buildings (packing shed & glass house). This area is already heavily screened by these existing farm buildings and the natural pittosporum hedge that was planted 4 years ago to offer more screening once fully established.

It is proposed that the entrance to the pods will be from the main drive at Parting Carn and through the existing pathway between the packing shed and glasshouse.

In addition there is a separate access by a 5 bar gate to the north east of the site. This would be more of a maintenance entrance but also an ample emergency access/exit.

Visual Impact

Situated in a small field, that was previously used for growing crops and to raise livestock such as chickens and pigs, it is considered that the pods will not have any detrimental impact located amongst the existing farm buildings.

The style and construction of the Pods will also minimise any visual impacts as the neighbouring packing shed is of a very similar shape. Also as the pods are designed and built to be stand-alone units that do not need any footings or deep excavations. All that will be required is a level area to house the pods with minimal disturbance to the natural environment.

The Pods will not overlook any other properties and be barely visible once the natural hedges have had time to mature.

Landscaping

A divide will be required between the two Pods. It is intended to achieve this by a natural hedge line being planted, but until the tree/hedge divide is established a temporary timber constructed fence will be erected to offer a sufficient temporary solution. Many of the shrubs, plants, trees and flowers will be sourced locally where possible. These will be used in hedging and flower beds around the site, with the main areas around the pods being grass lawns.

Rainwater Harvesting

We intend to install a rainwater harvesting tank which will collect water from existing roofs, this captured water will be used for watering the garden areas and flower beds helping the native locally sourced flowers, plants and shrubs that we plan to plant, thrive in the summer months. In turn helping the biodiversity of the island by creating a sustainable habitat supporting a wide range of animals and plants. Also, by not putting a strain on our precious local mains water supply. In addition to these other positives this water source could be accessed by the fire service in an emergency if required.

Waste and Recycling

The farm already has large wheelie bins that are for waste and recycling. All that stay at the farm will be encouraged to recycle and the existing system used.

Cesspit/Cesspool

We have proposed to install a cesspool large enough to store the waste water generated from the two pods for a minimum of 45 days as per building regulations. We have estimated that the pods will produce 75-100 litres of water per person per a day, as they only have a small kitchen, water saving toilet and shower. With this in mind and guests being encouraged to save water we think it would be closer to 75lts per day. Our calculations have been worked out on 100litres per day per person, so 400 litres a day. We have calculated that an 18000ltr tank would be sufficient and would last at least 45 days before needing to be pumped out and discharged to the waste facility at Trench Lane.