

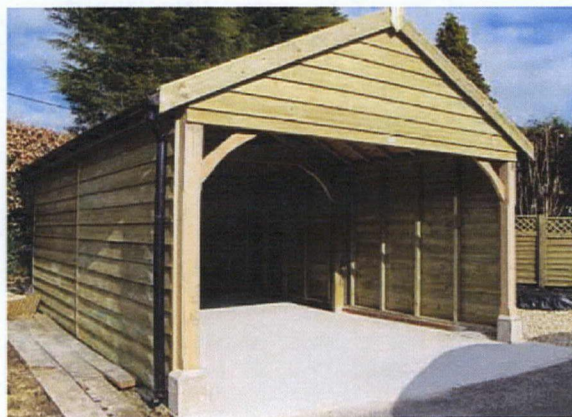
Property Professionals

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**DESIGN & ACCESS STATEMENT
& LANDSCAPE STATEMENT
TO ACCOMPANY HOUSEHOLDER APPLICATION**

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Whitfield
Herefordshire
HR2 9BA



**Timber shed in garden of The Thatch cottage, Whitfield HR2 9BA
– for bat mitigation to enable completion of renovation**

1. DESIGN & ACCESS STATEMENT

1.1 Background

The Thatch is a derelict rural cottage situated on the Whitfield Estate at Grithill. It has Planning and Listed Building consent for renovation. The Consent did not include Conditions relating to wildlife species, owing to date of the consent, Ref SH920712LA Decision date 14th August 1992.

Material development had commenced within the three year condition of the consent – but the main renovation to the timber frame structure of the cottage is planned this year-2014. This will inevitably cause potential disturbance to wildlife species owing to the long period of non occupancy. Therefore, mindful of current Habitat Regulations, the Applicant commissioned an initial ecological site survey and report by James Johnston Ecology 15th April 2014. Use of the cottage by Lesser Horseshoe bats as a feeding roost was discovered. All bats are protected from intentional and reckless harm and disturbance under the Wildlife and Countryside Act 1981 (as amended 1985 and 2000), and Conservation of Species and Habitat Regulations 2010.

In line with the recommendations of the ecology report, the mitigation required to enable a European Protected Species Licence to allow the main renovation to go ahead is the construction of a timber garden shed within the grounds of the property. Its purpose will be dual use for the residential purposes of the cottage with dedicated bat loft provision. A Householder Application is required owing to the Listed Building status of The Thatch (Permitted Development rights within area surrounding a house Class E. E1.f).

The Thatch cottage itself does not have a roof void capable of providing the required volume of space for these bats – the two tiny bedrooms already occupying the roof void. There are no current outbuildings so serve the property.

1.2. Access

The construction of a timber garden shed will not necessitate the creation of new access. It will be for uses associated with the residential use of The Thatch e.g. log store; garden use, bicycles etc.

1.3. Character and Design

The ecology report specifies the style and size of the timber shed in line with it providing the volume of closed off bat loft in the eaves, necessary for this particular species of bat – Lesser Horseshoe. The regulations specify a minimum roost void that is 2m in height with a floor area of 15 sqM.

In the ecologist's opinion, providing a dual use garden shed structure has proven best for ensuring long term maintenance of bat loft provision in this manner, where used in conjunction with residential property.

A timber garden shed is in keeping with a rural cottage property and is a relatively low impact building. Its design and position should have low visual impact as an out building within the curtilage of a Listed Building.

It is proposed to locate the shed at just over 2m from the property boundary on the North elevation. The reason being that the land lies lower there than the main garden area and somewhat mitigates the height and scale of the shed in relation to the small cottage. The shed will be aligned so the gable end faces West to East with the doors on the East elevation. The dimensions and location are within Class E permitted development for such an outbuilding.

Dimensions:-

Distance from boundary of property 2.5m

Ground floor 4m by 4m. Concrete pad base with single red brick course.

Height 1.8m to eaves and 3.8m to ridge

Dual pitch roof 45 degree pitch with grey felt shingles

Timber construction – oak posts with horizontal weather boarded sides and ledge and brace timber doors

Sealed off bat loft from eaves to ridge with further detail inside loft specified by ecologist.

1.4. Environmental Sustainability

The shed construction is being proposed in line with the recommendations of the ecology report, as mitigation required to enable a European Protected Species Licence to allow the main renovation to go ahead. Bat roost provision for Lesser Horseshoes will be maintained and probably enhanced on site as a result – providing a purpose built draft free, warmer and weatherproof roost. A timber building is a relatively sustainable build.

1.5. Movement

Not applicable.

1.6. Summary

The proposal seems the most reasonable approach to providing the required mitigation for this European Protected Species. The longevity of the provision will be secured by the joint domestic use of a garden/storage shed of this design. The design choices are limited given the specific bat provision requirements, but it felt a timber shed will have a low aesthetic impact on the Listed Building curtilage of The Thatch.

2. LANDSCAPE STATEMENT

No trees will be removed for the construction of the shed.

APPENDIX I

1. Photograph of proposed location of shed on north boundary. Shed will not be forward of the alignment of the neighbouring property stone outbuilding



2. Example of proposed timber shed (provided by Timberworld Products, Leominster). Timber ledge and brace doors in addition will form the gable end

