

DESIGN & ACCESS STATEMENT

Redgate Mill, Twineham Lane
Full Planning Application

1. Introduction

This Design and Access Statement accompanies a Full Planning Application for development on land associated with Redgate Mill.

The application seeks permission for:

- Construction of an ancillary rural pavilion;
- Installation of a low-level timber maintenance boardwalk;
- Formation of informal maintenance paths;
- Retention and enhancement of a wildlife pond;
- Associated change of use of land to ancillary residential and ecological use.

The proposal has been carefully designed to integrate sensitively within its rural context and preserve countryside character.

2. Site Context

The site lies within open countryside and is visually enclosed by established boundary hedging.

There are no public vantage points from which the development is visible, including Twineham Lane.

The pavilion is located approximately 53 metres from the main dwelling and remains visually contained within the wider landholding.

3. Design Principles

The overarching design approach has been guided by the following principles:

- Maintain low building height and modest scale;
- Avoid suburban detailing or formal patio geometry;
- Use natural, recessive materials;
- Ensure visual containment within existing vegetation;

- Support ecological enhancement of the site.

The scheme is landscape-led rather than architecture-led.

4. Layout

The pavilion is positioned within the screened portion of the site, set well away from public views.

The boardwalk follows the natural edge of the pond to enable maintenance access while protecting marginal planting. Its geometry avoids formal terrace appearance.

Informal gravel paths provide necessary access while maintaining rural character.

5. Scale

The pavilion has a maximum height of 2.4 metres, ensuring it remains subordinate and visually recessive.

The boardwalk does not exceed 300mm in height and does not materially alter land levels.

The scale of all elements has been deliberately restrained to avoid adverse impact on countryside openness.

6. Appearance

The pavilion adopts a simple mono-pitch roof and dark-stained vertical timber cladding reflecting rural field shelter typologies.

Glazing is broken into separate openings rather than a continuous façade to avoid a domestic or suburban appearance.

The boardwalk is constructed from timber and remains low-level and lightweight.

No external lighting is proposed.

7. Access

Access remains private and ancillary to the host dwelling.

Informal gravel paths and the timber boardwalk provide safe and practical maintenance

access across the site.

There are no changes to vehicular access arrangements.

8. Conclusion

The proposal represents a modest, carefully considered and visually contained development that supports ecological enhancement while preserving countryside character.

The scale, materials and layout ensure the development remains ancillary and does not introduce suburban character into the rural landscape.