

Design and Access Statement
Proposed Timber Stable
Woodmans House
Old Mill Lane
Thurgoland

ANDY CUDWORTH ARCHITECTURE
4 STONEYLEA COURT, WESTERN STREET, BARNSLEY, S70 2BP
0114 2855306 - 07931 365804
email: andycudworth@yahoo.com

DESIGN

OUTLINE OF THE SITE

The site is a small area of land next to Woodmans House. It previously had some land slippage, causing an existing low retaining wall to be pushed over. The applicant has recently regarded this area to allow for the retaining wall to be rebuilt. This area of land lends itself to a small horse stable to sit on it as it is a level area of the site with good access and is mostly sheltered from the road.

SITE DEVELOPMENT POTENTIAL

The site is agricultural, although it sits directly on the boundary with the residential dwelling that is also owned by the applicant.

USE

It has been established that the plot be used for equestrian use.

AMOUNT

The amount of development has been designed so that it reflects the density of those surrounding properties that have private stables within their grounds.

LAYOUT

The building will be single storey of 11m wide x 4m deep and 3.1m high, consisting of two stables and a tack room.

SCALE

The materials used, size and layout are chosen to reflect other such private stables in the immediate area and those approved by the local authority.

LANDSCAPING/AMENITY SPACE

The stable is to be erected on a small level area that is located at the bottom of a bank of land and next to an existing agricultural access track to a field. No further landscaping is proposed other than reinstating grass areas.

APPEARANCE

An image of the stable is included in the proposed plans.

ACCESS

There is existing private access to the residential dwelling and field beyond, by a long standing established driveway and track for both pedestrian and vehicular access.

The following policy has been consulted in relation to this proposal, however this is not an exhaustive list.

Relevant sections of the Core Strategy within the Local Development Framework.

Namely...

Sustainable Development

CSP1 Sustainable Development

The Location of Development

CSP3 The location of development

Local Character

CSP35 The Historic Environment

CSP36 Development in rural areas

Improving the Quality of Design

CSP38 Design

Green Infrastructure and biodiversity

CSP40 Green Infrastructure

CSP41 Protection of Green Belt

CSP42 Green Space

CSP43 Biodiversity and Geodiversity

CSP44 Landscape Character

Climate Change

CSP45 Climate change

CSP46 Flood risk

Waste and Recycling

CSP50 Waste and recycling

Date...10/9/19..... Signed.....A Cudworth...

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