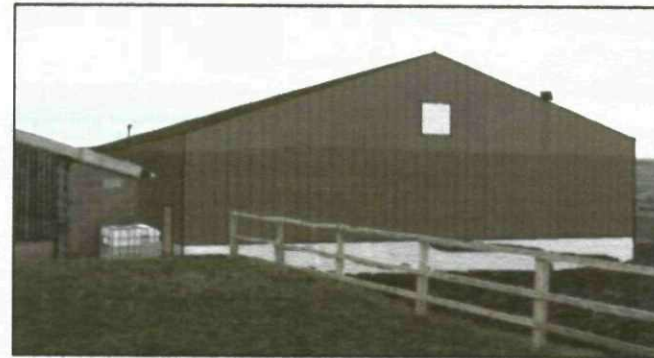
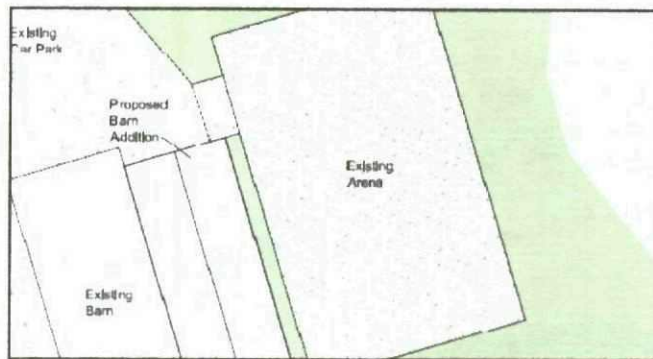




Design & Access Statement
Land at Brown Edge Road, Ingbirchworth
January 2013

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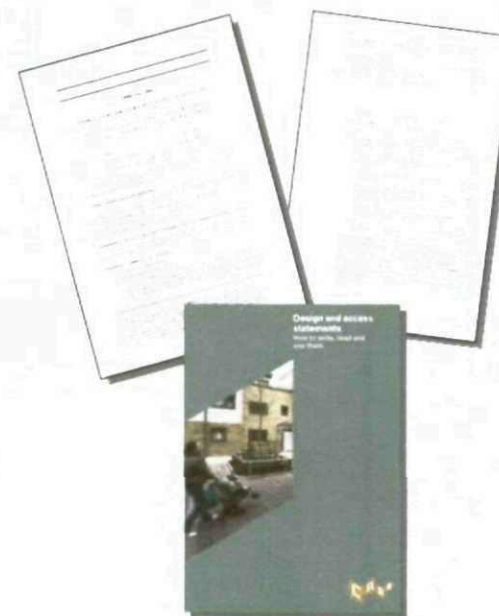
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1.0 Introduction

This Design and Access Statement is submitted to support a full application for the erection of a barn unit at Land off Brown Edge Road, Ingbirchworth. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2001 and advice set out in DCLG Circular 01/2006. It meets the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2010' and the guidance provided in 'Design and Access Statements How to Write, Read and Use Them' CABE 2006.

The application is supported by the following:

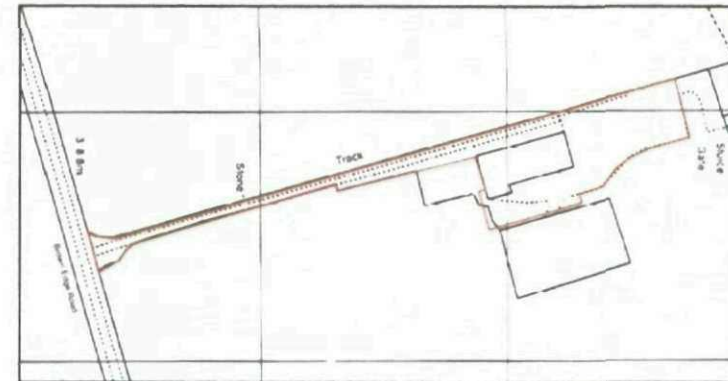
- Full plans and details
- Design and Access Statement



2.0 The Application Site

The application seeks consent for the erection of a barn unit at Land off Browns Edge Road, Ingbirchworth. Consent has been previously approved at this site, for the erection of a barn unit in connection with the equestrian use. (Application reference number: 2009/1396 – Approved with conditions on 22-02-2010)

This application is effectively for the relocation of the barn, to a location nearer to the existing barn and infrastructure onsite.

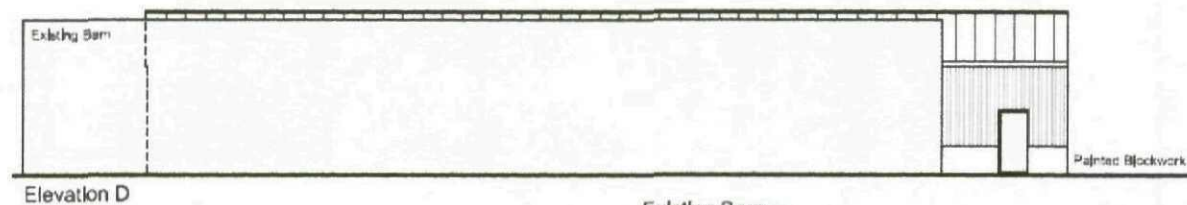
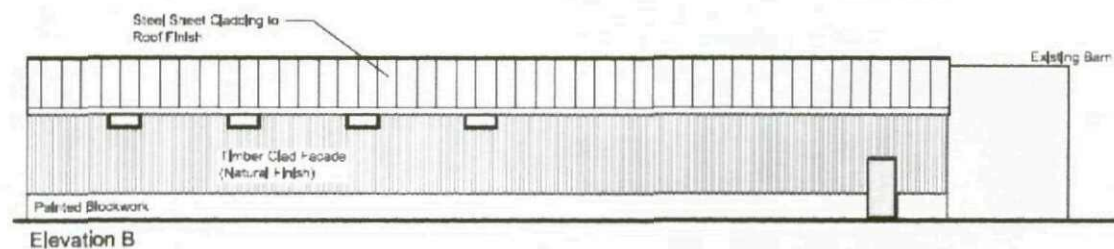
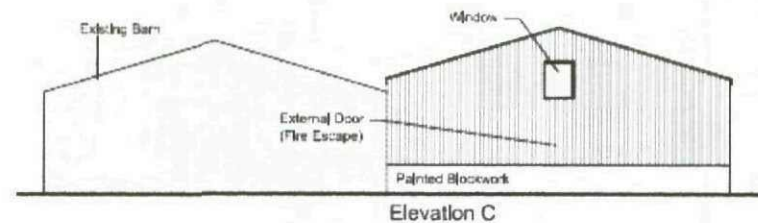
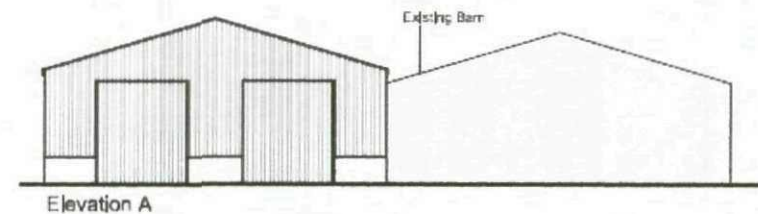


Proposed Development Location

3.0 The Proposed Development

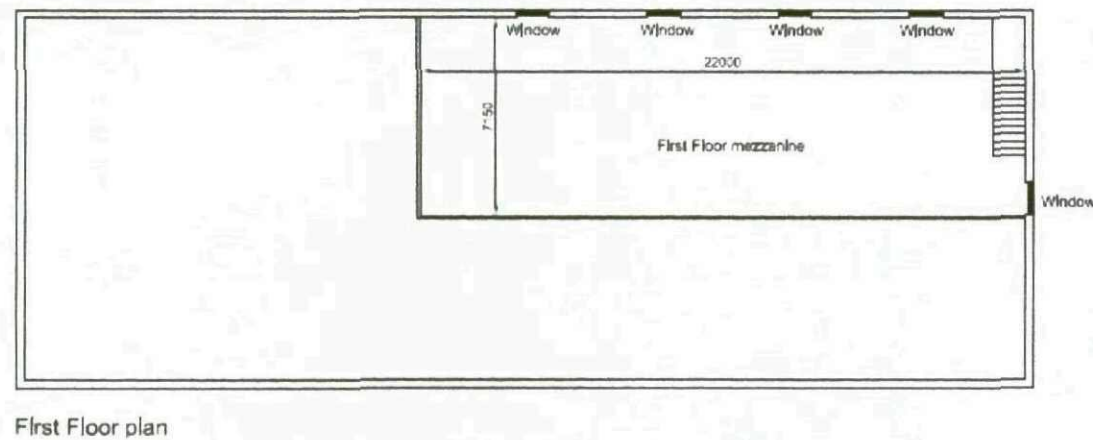
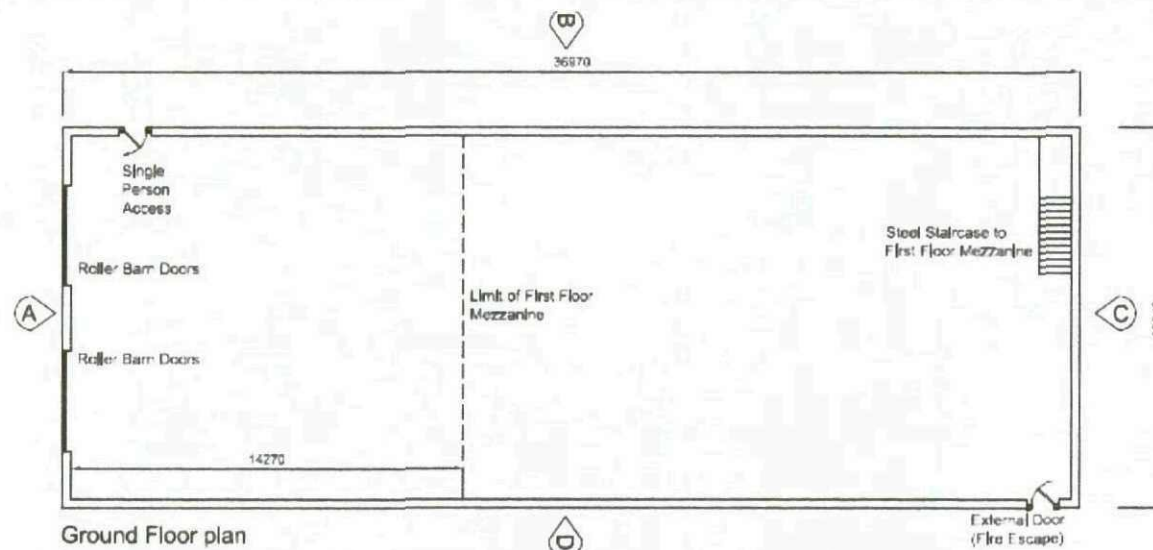
The proposed development includes the erection of a barn unit for uses in keeping with the existing land use.

The proposed barn unit will be used for hay and tack storage and will contain a mezzanine floor to increase storage provision.



Proposed Elevations

Existing Barn
To be clad in the same materials as the proposed unit, to form a uniformity between the two units and create one unit.



Proposed Floor Plans



VIEW A

View Taken From Existing Car park

Proposed Addition to have a higher eaves line to allow for a valley and gutter detail, to enable the unit to drain correctly from roof surface run off,

VIEW A



VIEW B

View Taken From Track Into site

Proposed Addition to be cut in to the land to have less of an impact to the surrounding environment

VIEW B

Indicative Views

4.0 CABE Considerations

Use

The principle of development is established by way of the previously approved barn unit – which has never been developed. The use of the site, for equestrian purposes, is compatible with the existing and surrounding land uses. The proposed location is well thought out in relation to the existing infrastructure on the site and is ideally located to facilitate management and everyday uses.

Amount

The application seeks consent for a barn unit, which is in keeping with the existing infrastructure and designed to suit the uses it is intended for.

Appearance

The appearance of the proposed barn unit has been carefully considered to reflect the character and appearance of the locality. The materials used will be the same as the existing barn unit, to create a uniformity between the existing and proposed.

CABE Considerations continued...

Access

Safe, level and well lit access is provided for vehicles and pedestrians along the existing site access off Brown Edge Road.

Scale

The overall scale and massing respects the predominant nature and character of the previously approved barn unit and the existing barn unit on site.

The proposed barn unit, is not considered to be overbearing or have a detrimental impact on the surrounding area and countryside.

Landscaping

The site at present is cleared. Landscaping will be implemented to enhance the visual impact of the barn unit and provide screening and character .