

DESIGN AND ACCESS STATEMENT
FOR
NEW STABLE AND STORE
AT
RUGGEN HOUSE, BERRY LANE, BARNSELEY
FOR
MR & MRS D. SHEPHERD

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1. DESCRIPTION:

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1. DESCRIPTION:

The proposal is to construct a timber-framed stable 11.30m x 8.20m to form three stables, an equipment store and tack room. The site is immediately adjacent to the drive and gardens of Ruggen House but is considered outside the domestic curtilage. The site is within the green belt.

2. USE:

The outbuilding is for the private domestic use of the occupants of Ruggen House (the applicant). The building will provide much needed stable accommodation.

3. AMOUNT:

The size and scale of the building is the minimum required to accommodate the applicant's requirements.

4. LAYOUT:

The floor plans indicate the proposed internal layouts. The stables are accessed from the SE side elevation and enable access to the applicant's field to the SW of the house.

5. SCALE:

The overall height of the proposal is shown in relation to the highest point of the main house ridge and will be 1.5m lower than the house.

6. LANDSCAPE:

The proposed stable has been deliberately sited to the corner of the adjacent field which is screened with existing trees and shrubs from Berry Lane. Further screening could be implemented as part of a comprehensive landscape scheme. However, the openness of the greenbelt would best be retained by little or no formal planting around the building. The existing planting could be enhanced if required to ensure little visual impact from Berry Lane.

7. APPEARANCE:

The elevations of the stables are boarded sides onto a timber frame with a fair faced block plinth wall. The whole appearance is that of a rural and agricultural style building fully sympathetic to the area. The size and siting has been considered to create minimal impact and the roofing tile and staining to the boarded elevations will be to the approval of the P.O.

8. ACCESS:

All areas of the building are easily accessible with level thresholds and easy access from the existing driveway and field. Vehicular access is from Berry Lane as existing and on site turning areas and facilities remain unaltered.

9. CONCLUSION:

Careful consideration has been given to the development in terms of the greenbelt and planning policies. The size, scale and layout is the minimum that will satisfy the applicants requirements for their horses. The siting of the building results in minimal visual impact from the lane or adjacent areas and provides a practical solution for the applicant to his needs.