

DESIGN ACCESS STATEMENT

Summary

The design intention is to provide a development of the site that suits the needs of the applicant in the provision of the following:-

- 1) Stable Block and store including secure store for implements.

Use of Buildings

The building will be used as stables and storage accommodation for the clients use and that of his family who reside in the adjacent dwellings. No other users will have access to the buildings.

The site has had a previous use as a kennel block, this use having ceased but traffic from the site will remain at a lower level than this previous use. It is not envisaged that this use level will increase.

Access & Parking

Access to the stables and store will be from the driveway from Renald Lane where access is good and there are no reported accidents that may have been caused by this access.

Open parking and manoeuvring will be provided within the curtilage of the site and parking will be to the front of the stables where some loading space will help movement of animals on occasions. Adequate turning space is allowed for within the site for both the dwellings that are on the site in the immediate proximity.

Refuse collection will not change, the construction of the stable block will not affect this at all.

Design scale and appearance

Design thinking in respect of the stables have striven to incorporate a building with a suitable scale and appearance which will suit the surrounding area and buildings which are close by, yet still provide adequate working characteristics for the use. The store will be constructed with a stone outer leaf to mirror the buildings close by with a view to increasing security for implement storage.

The largely timber frames remainder of the stables block will utilize stone tiles to the roof to mirror those buildings close by.

The scale of the stables and store building is in keeping with the site and will enhance the rural nature of the development adding to that theme most strongly, thus enhancing that design thinking.

A recently submitted application has strong reasons to apply secured design parameters to the stables and this thinking is echoed in the design of the stables and store. Such design is supported (as illustrated in the application referred to) by South Yorkshire Police based in Penistone.

Layout

The layout of the building has been arranged to provide a suitably rural appearance and adequate facilities to meet the requirements and aspirations demanded by the owners.

The stables has been located rather closer to the main highway, yet some travelling distance from it, thus allowing an adequate distance for any vehicle movements within this site not to interfere with any traffic on the public highway.

The layout meets the current requirements of BMBC. There is no second floor accommodation in the building.

Landscaping

Landscaping provision is indicated on the planning drawing in respect of the dwelling, with planted areas to the rear of the building to extend and enhance the existing planting. Density and type will echo the existing planting.