

**DESIGN &
ACCESS
STATEMENT**

FOR

**STABLES & HAY
STORE**

**at LAND OFF
COMMON ROAD
BRIERLEY**

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL APPLICATION FOR STABLES & HAY STORE (RETROSPECTIVE) & PROPOSED STABLES AT LAND OFF COMMON ROAD, BRIERLEY

BACKGROUND

Site Assessment

The site is in an established rural area with a variety of agricultural/rural building & structures close by. These include farm buildings; barns; equipment, livestock & feed stores including stables.

The site is currently agricultural use, bordering on a residential, built up area, previously forming part of a large farm, until purchased by the applicant.

The site is reasonably level, having a slight incline in a generally South-Easterly direction.

There are no trees on site, there are a few shrubs & hedges to the boundaries. The site is primarily grass & scrub.

The existing boundaries are a mix of timber fence, hedges & shrubs; all of which are to be retained.

The new boundary treatment to the South-East & South-West boundaries are to be open boarded horizontal timber panels on vertical timber posts; height to be 1.20m.

The site is not identified as a potential flood risk area by the Environment Agency.

No buildings nearby are Listed & the site is not within a Conservation Area; it borders a residential Conservation Area.

Involvement

Neighbours have been consulted in accordance with Councils policy of Community Involvement.

No comments or objections were raised by any of the neighbours when I consulted them face to face.

I spoke to the occupants at all the properties along Common Road adjacent to or within view of the site from 'Tregoney' to 'Mar-Tine'.

The occupants at these properties were not concerned about any aspect of the development including the proximity of the stable to them.

I asked them if they required consultation in writing, but none of them did.

Evaluation

Although no adverse comments were received, I have attempted to protect all who may be affected by the development by locating the stables/hay store adjacent to & behind an existing structure, and locating the stables behind the main block & along the furthest boundary from any dwellings

The site has the scope to accept these two structures with little impact.

All the existing boundary hedging is to be retained.

Off street parking can be provided within the site without compromising any vehicular movements to adjacent dwellings.

THE SCHEME

A Full Application for Stable & Hay Store (retrospective) & proposed Stables is being sought.

The buildings are single storey, having flat roofs at a maximum height of 3.40m, with no openings to the elevations along the boundaries ie North-West & South-West.

Grass and scrub cover the majority of the site.

Access to the site is via an existing access being a long-standing, well established dirt track; generally to the North-

East of the site. This is a shared access, used by several of the adjacent dwellings.

DESIGN & ACCESS - JUSTIFICATION

Use, Amount & layout of Development

The site is within an existing agricultural area so stable/hay store buildings is an appropriate development within the area.

The development would provide 6No stables & 2No hay stores contained within 2No structures. The site is vast in comparison with these buildings & can easily absorb them.

The size of the site & quantity of grazing can easily cope with 6No horses, if the stables were at maximum occupancy.

The site is on green belt land & is not designated for any other purpose.

The development would have minimal impact on the highway network. Access is merely using existing arrangements already used by adjacent properties. Parking is on site & can accommodate any number of vehicles that may be required.

Scale, Appearance & Landscaping

The new buildings would be of a similar height or slightly lower than the adjacent structures. The new buildings would be of a similar area to the adjacent structures.

The new buildings are to be constructed of materials which are compatible with surrounding structures. Although there is no predominate construction material in the immediate area the new buildings will take it's lead from the adjacent structures ie the outbuilding on the site to the North-West.

All materials are to be in keeping with a rural/rustic theme. Timber panels & p.v.c. coated steel sheets are used extensively in the surrounding area. Moreover ALL materials used in the construction of the buildings & the boundary

treatment have been RECLAIMED locally and therefore RECYCLED from previous uses.

The site will be tended & maintained to promote the growth of primarily grass & the elimination of scrub areas. Along with additional planting to boundaries to fill in gaps within the existing hedge to the perimeter.

The hard standing areas for short term parking will be compacted hard core, which will prevent degradation of the site surface while allowing surface water to permeate to the ground below.

Other Matters

The existing site would still retain all of it's original character with enhanced hedgerows to the boundaries - providing much needed habitat for wild life and a significant contribution to the environment.

3No car spaces are to be provided, located on compacted hard core adjacent to the access to the site.

The small scale of this development would have no significant social or economic impact on the area.

However, the introduction of horses to the site and additional hedgerows & associated wild life would enhance the agricultural tone of the area.

SURFACE WATER TREATMENT

All surface water from buildings is to be collected in water butts & recycled as drinking water for the horses.