DESIGN AND ACCESS STATEMENT

FOR

NEW GARAGE, STABLE AND HOBBY ROOM

OUTBUILDING

AT

RUGGEN HOUSE, BERRY LANE, BARNSLEY

FOR

MR & MRS D. SHEPHERD

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1. DESCRIPTION:

The proposal is to construct a timber-framed outbuilding 16m x 9m to form a garage (3 cars), two stables, an equipment store, tack room and dog pen with a first floor area within the roof to accommodate a hobby room and gym with a W.C.
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 outbuilding and stable accommodation for the house and adjacent land. Together with a three car garage and pen for their dogs.

3. AMOUNT:

The size and scale of the building is the minimum required to accommodate the applicant's requirements. The upper floor area has been designed within the roof space to reduce the scale and overall impact.

4. LAYOUT:

The floor plans indicate the proposed layouts with the front elevation and garage doors fronting on to the existing drive (i.e. within the domestic curtilage). 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 ½ m lower than the house.

6. LANDSCAPE:

The proposed outbuilding 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 could be enhanced if required to ensure little visual impact from Berry Lane.

7. APPEARANCE:

The elevations of the outbuilding are to be timber throughout and are boarded sides onto a timber frame. 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 ground floor areas of the building are easily accessible with level thresholds and easy access from the existing driveway. The areas provided as described will be for the sole use of the applicant and his family and are ancillary to the dwelling and will provide additional private facilities as well as improving the existing. Vehicular access is from Berry Lane as existing and on site turning areas and facilities remain unaltered. Vehicles will be able to enter the new garage and reverse turn on to the drive and leave the site in a forward direction.

9. CONCLUSION:

Careful consideration has been given to the development in terms of the greenbelt and planning policies. There are no existing buildings or areas within the domestic curtilage that could accommodate the development. The size, scale and layout is the minimum that will satisfy the applicants requirements. The uses of the new building are ancillary to Ruggen House and are solely for the enjoyment and use by the family. 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.