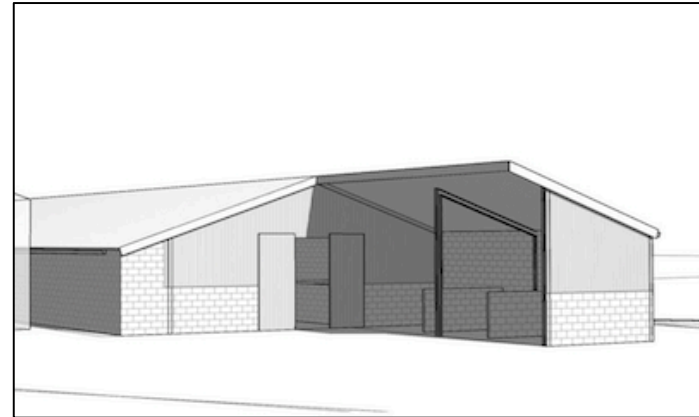




Broadstone Farm, Browns Edge Road
Design & Access Statement
September 2014

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1.0 Introduction

This Design and Access Statement is submitted to support a full application for barn extensions to the existing barn at Broadstone Farm, Browns Edge Road. 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:

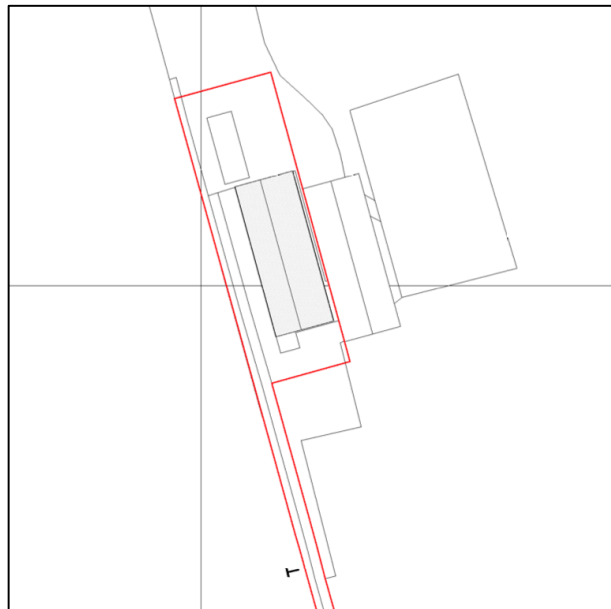
- Full plans and details
- Design and Access Statement



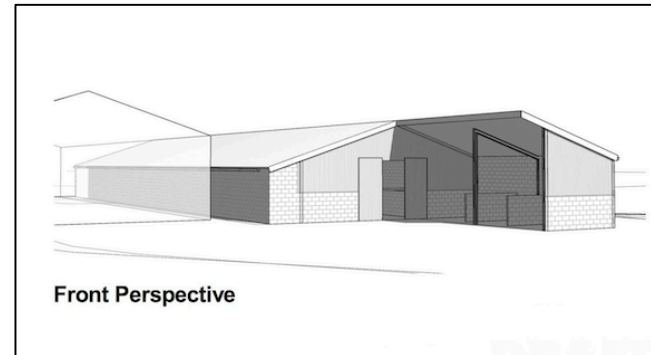
2.0 The Application Site

The application seeks consent for the erection of two small barn extensions of the existing barn on site.

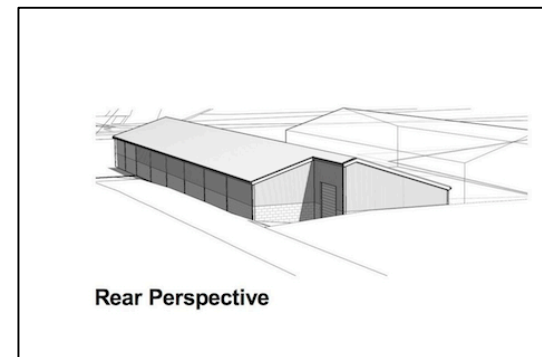
The application is submitted to support the development of the growing stud farm and livery business on site.



Site Location Plan



Front Perspective



Rear Perspective

Proposed Barn Extensions

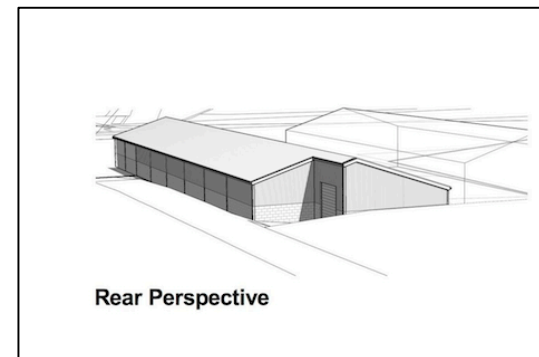
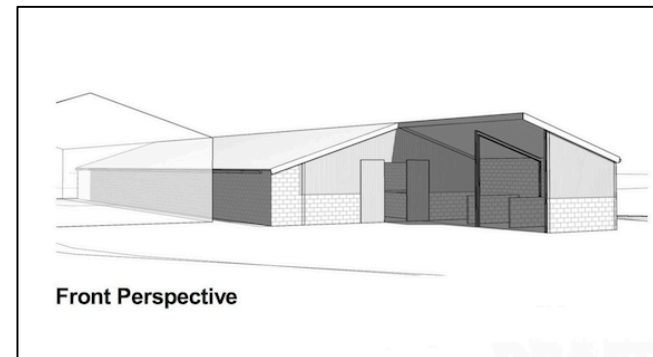
3.0 Development Proposal

The proposed development includes the erection of two small extensions to the existing barn on site. These are proposed to enhance the existing facilities on site and further develop the growing stud and livery business.

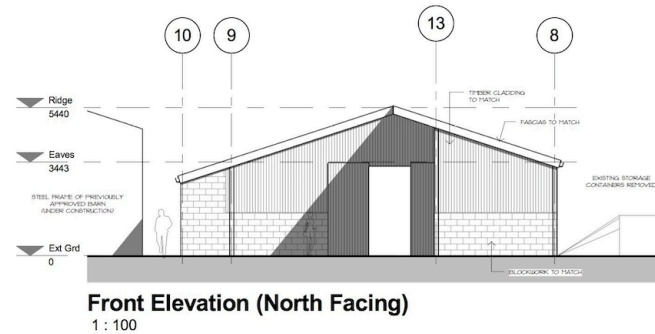
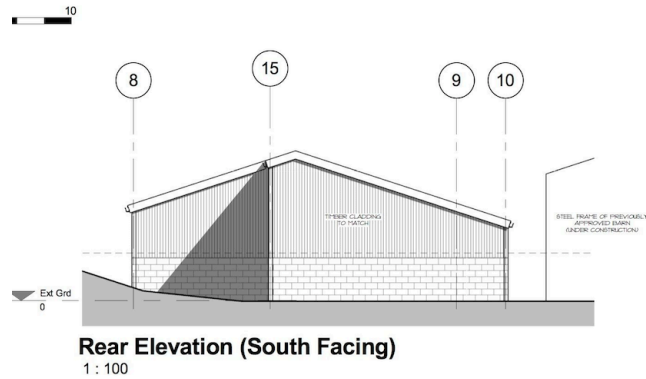
The front extension is proposed to accommodate three horse wash and shoeing bays, used by livery yard customers to provide an area of cover whilst dealing with everyday tasks of caring for their horses. This extension would also provide an element of shelter for the yard area, protecting the yard area from prevailing wind and rain, which is extremely regular in this wind swept location of Barnsley.

The rear extension is proposed to accommodate the muck heap and mucking out equipment. This again is seen as an improvement to the existing facilities, which will provide an indoor, sheltered area within the winter whilst also providing an area to store the much heap out of view of the yard and public areas as the current facilities are located near to the reservoir.

Both of these extensions are considered necessary to provide much needed benefits to the management of the yard on a day to day basis, with specific benefits in the colder winter months, when prevailing weather can cause significant difficulty given the location of the site.



Proposed Barn Extensions

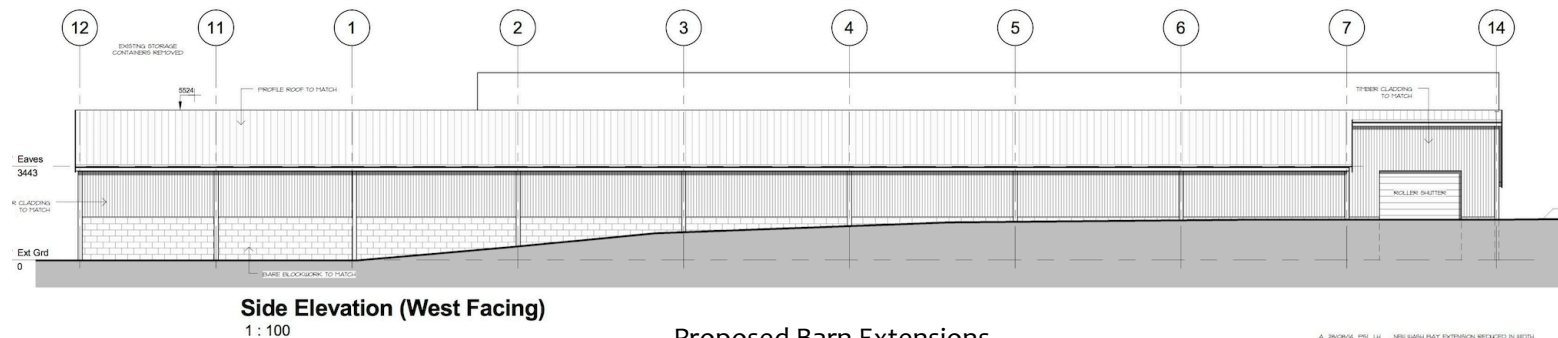
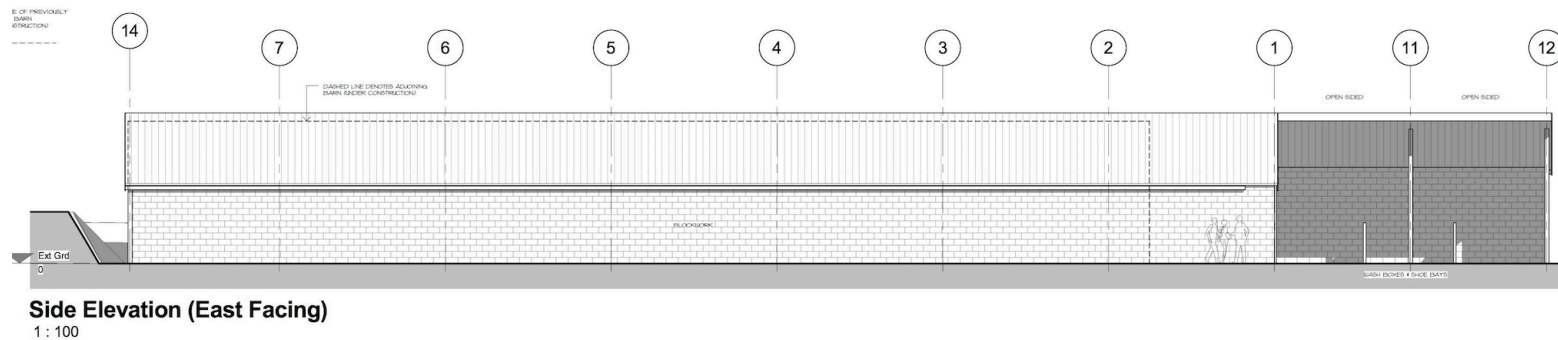


GENERAL

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR.
ALL PROPOSED WORK IS SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS AND NOTIFICATION TO ADJACENT LAND. IS NOTIFIED TO ADJACENT LAND BEFORE WORK ON THE ADJACENT SITE COMMENCES.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND / OR SPECIALIST SUPPLIER DOCUMENTS.
THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISK TO THE HEALTH AND SAFETY OF PERSONS WHO MAY BE AFFECTED.
RISK ASSESSMENTS HAVE BEEN PREPARED FOR ANY UNDESIRABLE RISKS AND ARE REFERRED TO BELOW.

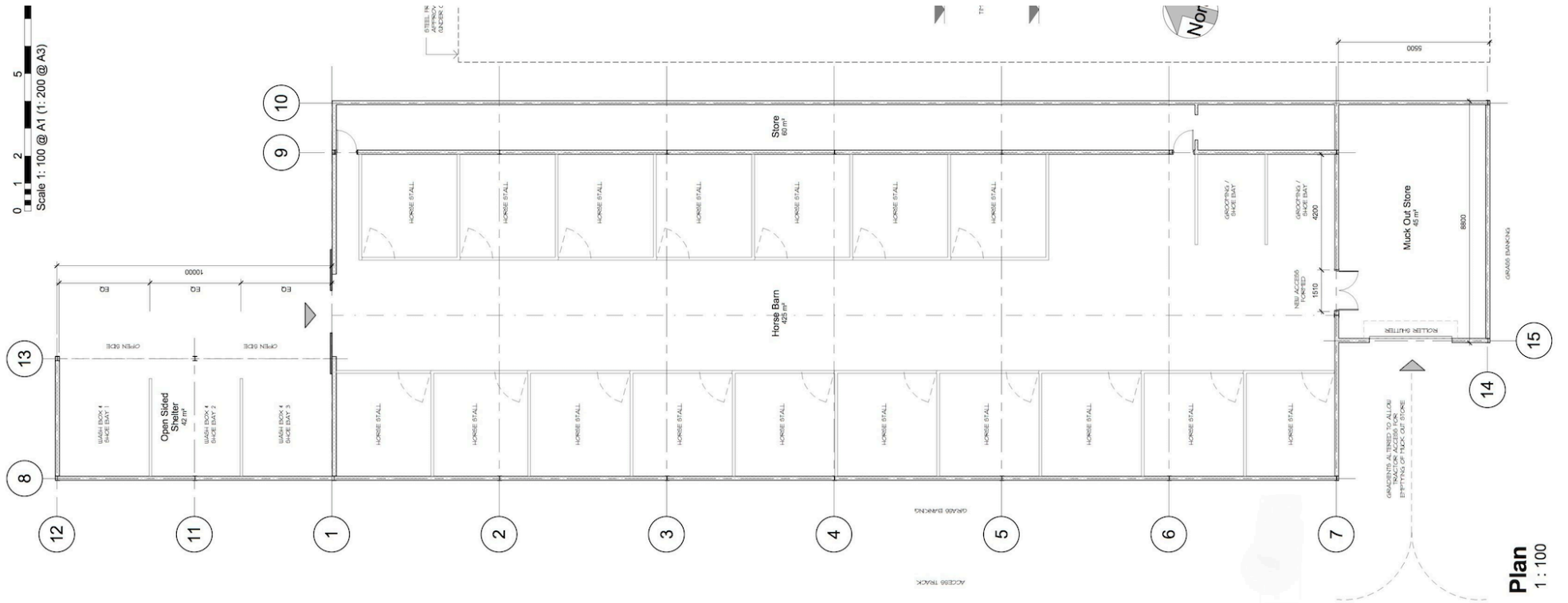
Rev	Date	Prepared	Item

NOTES



Proposed Barn Extensions

A 28/08/24 P50 1/4 NEW BARN BAY EXTENSION REDUCED IN BOTH



Proposed Barn Extensions

A state-of-the-art stud farm/breeding programme business operates with respect to the level of facilities that are required, and the day-to-day activities that would take place. The applicant seeks to breed, train and maintain the best possible mares and foals to achieve sporting excellence, and at present possesses 11 horses of this quality.

The applicant has represented Great Britain twice at European Championship level and is looking to develop a business which will provide the opportunity to breed and maintain horses of this calibre for the future. The applicant states that if these high standards are to be maintained then similarly high standards of training, breeding and stabling facilities need to be provided within a single site.

It is the applicant's intention to provide a financial stability to the breeding programme through the provision of a start-of-the-art livery service. The proposed application is considered paramount to the delivery of these exemplar facilities, especially given the prevailing weather conditions at the site and its wind swept location.

4.0 CAFE Considerations

Use

The principle of development is established by way of an existing barn unit and the current land use on site. The proposed location of the extensions is well thought out in relation to existing infrastructure on site and is ideally located to facilitate management and everyday uses.

Amount

The application seeks consent for two small barn extensions to an existing barn unit. The proposed is considered to be in keeping in size with the existing infrastructure and designed to suit the uses it is intended for.

Scale

The overall scale and massing of the proposed extensions reflect the nature and character of the existing barn unit. The extensions are not considered to be overbearing or have a detrimental impact on the surrounding area and countryside.

Landscaping

The site at present is in use as a livery yard. Landscaping will be implemented to enhance the visual impact of the barn extensions and provide screening and character.

Access

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

Appearance

The appearance of the barn extensions have 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.

