S14/126

# Design & Access Statement
# Mrs R Ruston
# Bank End Farm
# Wortley
# S35 7DG

## Amount and Use

The proposed development is for the erection of a modest U shape block of sectional timber stables, which would consist of 3 no stables, 1 no pony box, 1 no tack/feed room, and 1 no corner haystore. The proposal is also to include a 40m x 20m all weather turnout paddock. For the avoidance of doubt the proposed stables and turnout paddock are for private use only.

## Layout

Both the 'footprint' and location of the proposed stables have been carefully chosen, to contain the proposed development and to make best use of the access gates.

## Scale

The proposed stables would be a U Shaped block and would cover a floor area of approximately 105 square metres , including the front roof canopy. The proposed stables would be constructed in our traditional style with an eaves height of 2.440 m, as shown on the enclosed drawings. The stables conform to BHS recommended sizes.

## Landscaping

To the best of our knowledge, no public footpaths would be inconvenienced by the proposed development, nor any 'lines of sight' from domestic dwellings be compromised. The sitting of the proposed stables has been chosen to utilise the access, in accordance with policy guidelines. Our client intends to plant fast growing hedging on the boundary to provide additional screening around the proposed site thereby mitigating any visual impact on the local amenity.

## Appearance

The proposed stables would be of traditional timber framed construction, the style of which is known to Barnsley Borough Council. The bulk of the materials would be sourced from predominantly commercially grown and sustainable forests. The external walls are constructed using horizontal 'Tanalised' shiplap boarding fixed to vertical timber framing. The 'apex' roof would be natural grey P6 fibre cement roof sheeting. A translucent panel would be incorporated over each stable area to allow in natural light, thereby aiding both box management and safety for both horse and rider. The stables are produced in a series of factory finished panels which are bolted together on site and anchored down onto a concrete base with s single brick plinth.

## Access

Vehicular access would be via the existing gate on Bank Lane. Once on site there is sufficient space to load and unload a horse trailer/box as and when necessary.

## Climate Change Mitigation Section 6 – paragraph 105

In our opinion the proposed stables will have no effect on climate change.

## Waste Disposal

All soiled bedding will be removed and stored in a designated area,(it will not be stored on the boundary with the neighbouring property) and will be removed on a regular basis.

## Safety and Security

All access gates will be kept shut at all times when not in use.