

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
THE FORMATION OF A GROUP OF OUTBUILDINGS CONSISTING OF
STABLES, BARN, IMPLEMENT SHED AND THE FORMATION OF AN
ADJACENT MENAGE.
SITE OF FORMER NORCROFT GARDEN CENTRE, NORCROFT LANE,
CAWTHORNE, BARNSELEY for MR and MRS COOK.**

DESIGN

USE

The site has approval for a substantial dwelling and adjacent garage block. The dwelling is currently under construction and the whole is set in grounds of approximately 0.8 hA.

The applicants have equestrian interests and own their own horses but currently rent a livery facility. They wish to consolidate their interests within their own premises and from a security point of view would wish the stables to be 'on site' as it were. The curtilage of the site is certainly capable of providing the necessary levels of accommodation. The stables and ménage are intended for private use only.

AMOUNT

The application proposes a group of four stable complete with tack room, an adjacent barn for the storage of feed and parking of the horse box and an implement shed which will contain general equipment used in the day to day upkeep of the premises. A ménage is proposed adjacent the stables contained within a fenced boundary measuring 20m x 30m.

LAYOUT

The application site is set at a lower level than the dwelling and garage block and will be screened in part by the existing wooded copse and hedgerows. Long distance views of the buildings from outside the site will partly be screened by the existing landscape and topography.

The barn itself will be set at a lower level than the stables which will help in respect of the higher ridge height of this structure. The ménage will be bounded by a timber post and rail fence complete with a timber '5 bar' gate.

The paddock area beyond the ménage remains unchanged. The ménage will have a very slight cross fall and it is not intended to make major changes to the existing levels.

However top soil will be removed to allow for the rolled stone build up, introduction of a 'Terram' membrane and then the finished layer of chippings.

Timber edging boards will be laid around the perimeter.

SCALE

The overall net floor area of the group of buildings will be 174 sq m. The ménage will be 20m x 30m.

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LANDSCAPING

All existing hedgerows will remain and be reinforced where necessary and further selected tree planting will take place around the buildings, the final scheme for which is yet to be determined. No trees or hedges will need to be removed to facilitate this proposal. A dry stone wall will be introduced running generally east to west and act as a definite demarcation between the proposed stable complex and the dwelling.

APPEARANCE

The group of buildings will be constructed with an external finish of tanalised timber horizontal boarding. The buildings will be sat upon a small brick plinth.

ACCESS

Access to the site will be directly off the approved courtyard area which serves the dwelling and garage facility. An area of 'yard' used in association with the stables and barn will be surfaced in an 'eco-block' / 'grass-crete' product to allow grass to grow through and help reduce the impact of other hard surfaces within the wider landscape. This surface will also allow natural drainage to take place.

There will be no requirement to create any additional access drive to the highway network adjacent the site.