Design & Access Statement

Mr S Pears
Bank House Farm
Hillside
Thurlstone
Sheffield
S36 9QJ

AMOUNT & USE

The proposed development is for the erection of a modest single stable of sectional timber, which consists of one single stable 12ft x 12ft. For the avoidance of doubt the proposed stable is for private use only.

LAYOUT

Both the footprint and location of the proposed stable have been carefully chosen to contain the proposed development and to make best use of the access gate.

SCALE

The proposed stable is a single stable 12ft x 12ft including a small font roof canopy. It would be constructed in traditional style with eaves height of 2.2m.

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 sighting of the proposed stable has been chosen to utilise the access, in accordance with policy guidelines.

APPEARANCE

The proposed stable would be of traditional timber frame construction as known by BMBC. The external walls are constructed using horizontal tantalised shiplap boarding fixed to vertical timber frame. The roof would be black onduline sheets, maintenance free and extremely durable. The stable is produced in a series of factory finished panels which are bolted together on site and anchored down onto a concrete base.

ACCESS

Access would be via the public bridleway at the side of the field. Parking for vehicles would be at Bank House Farm.

CLIMATE CHANGE

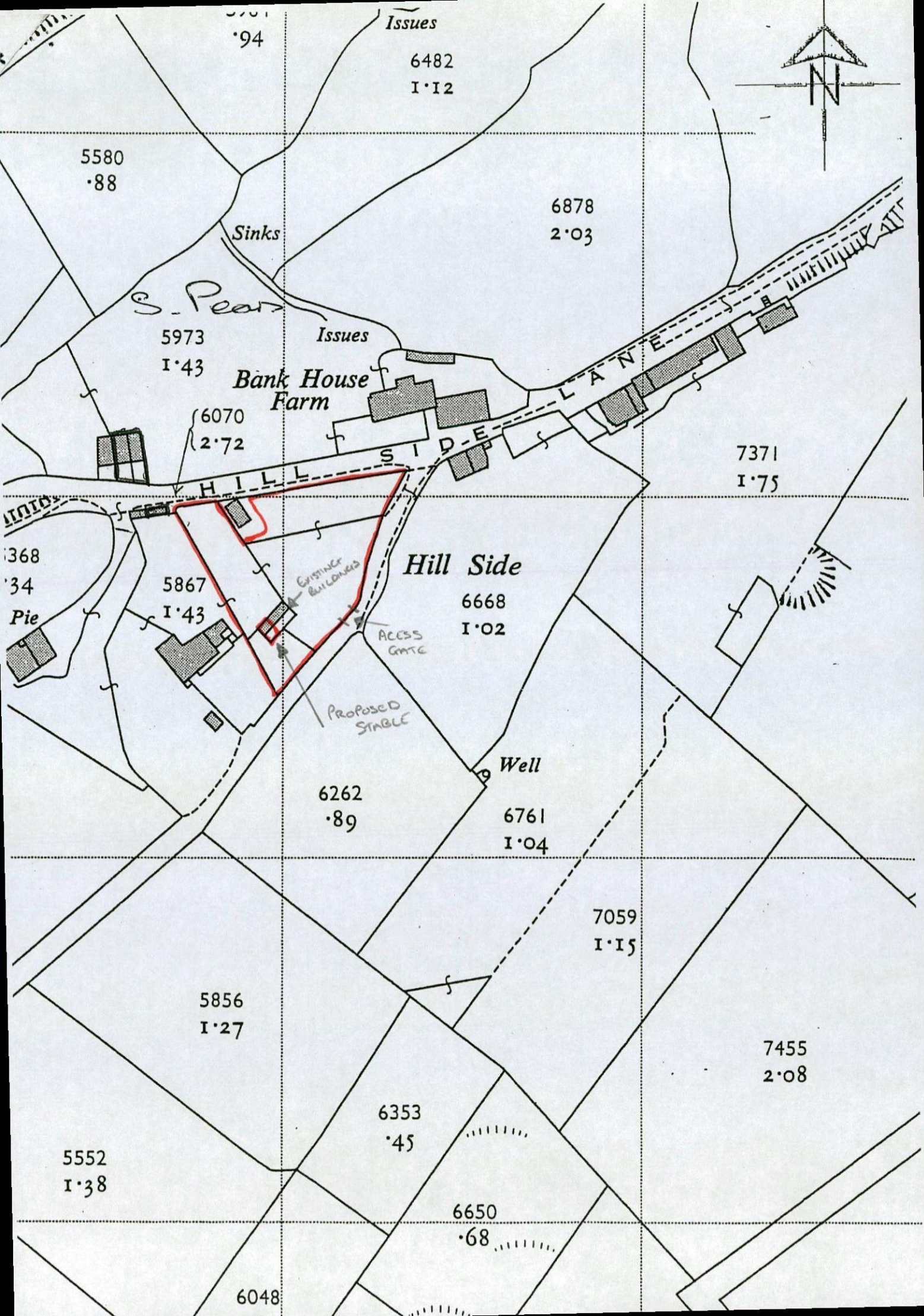
In our opinion the proposed stable will have no effect on climate change.

WASTE DISPOSAL

All solid 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.


Issues
·94
6482
1·12
5580
·88
6878
2·03
Sinks
S. Pear
Issues
5973
1·43
Bank House
Farm
6070
2·72
LANE
SIDE
HILL
7371
1·75
Hill Side
6668
1·02
5867
1·43
EXISTING BUILDINGS
ACCESS GATE
PROPOSED STABLE
Pie
Well
6262
·89
6761
1·04
7059
1·15
5856
1·27
7455
2·08
6353
·45
5552
1·38
6650
·68
6048
N