

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED REPLACEMENT STABLE / GARAGE / STORE BUILDING AND A
CHANGE OF USE OF PART OF A STORAGE BARN TO CREATE A SEMINAR AND
EXHIBITION SPACE.
THROSTLENEST SADDLERY, MOOREND LANE, SILKSTONE COMMON,
BARNSELEY S75 4QX

ASSESSMENT OF CONTEXT

Physical

Surroundings

The buildings, the subject of this application form part of the group of buildings associated with Throstlenest Equestrian Centre. The saddlery is a part of the business and the whole is located off Moorend Lane and the business is long established. The site is in a semi rural location and there are a number of residential properties as part of the settlement. Moorend Lane is also residential extending back towards the cross-roads in Silkstone Common.

The site has no special designation, does not contain any listed buildings and is not within a conservation area. There are no trees or landscape features that will be affected by this development.

Site

The business operates from a number of buildings and the two buildings in question are located centrally within the yard area and surrounded by other buildings associated with the business. The buildings are not visible in the wider landscape.

Land to the north, south and east consists of paddocks, exercise areas and car parking for visitors.

The site is accessed directly off Moorend Lane by a private drive.

The proposal involves the removal of an existing stable and storage building which has 'seen better days' and replacing it with a new purpose built single storey building containing stables and storage/garage facilities. This is to be erected on the same site.

In addition there is an existing barn which is currently used as saddlery storage and workshop and it is proposed to change the use of part of the ground floor to create an occasional seminar/exhibition space.

Social

Due to the type of development proposed, there will be no major social consequences arising from it.

Economic

The business will have the potential to flourish further with the benefit of the proposed seminar and exhibition space.

Planning Policies

We consider the proposal complies with national and local planning policies. The site has an established use and both proposals are consistent with that use.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place

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DESIGN

Use

The proposal is to erect a replacement stable building and garage on the site of the existing which is to be removed. The existing storage barn is to have a change of use to create an occasional seminar room and exhibition space.

Amount

The proposal will increase the size of the current stable building by approximately 18 sq m. There is no intention to extend the barn building, only to change part of the use and generally refurbish the building.

Layout

The footprint of the existing stable block will only have a nominal increase in floor area and will sit in the same location. The barn is existing and there is no proposal to change the footprint in any shape or form.

Scale

The scale of the replacement stable building will be single storey with an overall height that will sit comfortably within the existing building group. The existing barn remains unchanged and the scale and proportion will be unaffected.

Landscaping

There are no existing landscape features within the yard area within which these buildings are located and it is not intended to create any landscaping as part of this development.

Appearance

The external built form for the stable block will harmonise with the surrounding buildings all of which are built in a number of material types. The barn is a traditional stone building and will remain unchanged.

Access

Access to the site is via the existing access drive from Moorend Lane and will remain unchanged.

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