

Design & Access Statement

PROJECT TITLE

Proposals Vehicle Garage & Relocation of existing outdoor paddock
at Lower Chatts Farm, Cliff Hollins Lane, Oakenshaw, Bradford BD12 7ET

JOB NUMBER

1595

CLIENT

Mr & Mrs Jacobs

DATE

May 2016

Prepared By:

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1. Existing use of site

1.1 Existing site consists of detached farmhouse, converted barn (residential), stables, indoor equestrian arena and two further barns (one partly converted to residential and one used for storage).

1.2 The site is in a tired state and desperately in need of modernisation and investment.

1.3 Buildings are located on a large parcel of green belt land, currently used for grazing

2. Proposal

2.1 The proposal has two elements, with the first being the creation of a new detached garage

2.2 All materials are to match the surrounding properties with a stone and tiled roof.

2.3 The access to the garage utilises previously approved access (application 2001/92831) and is located in a shielded position, by other buildings and out of view from the highway.

2.4 The second element of the application is for the proposed relocation of the existing outdoor training paddock.

2.5 The applicant seeks to move this to the opposite side of the site, therefore combining it with the existing stables and parking area. By doing so, there is a clear distinction between residential and commercial usage.

3. Evaluation

3.1 The proposed garage is within scale of the site and is located in a sheltered area, out of site and in materials to match existing.

3.2 It provides the residential barn conversion with safe vehicle parking and a separate driveway and access to the existing farmhouse.

3.3 The proposals will not effect the openness of the green belt due to their size, location and design.

3.4 The proposals are within the guidelines of development in the green belt.

4. Layout & Highways

4.1 Existing access from the highway is to be maintained and the tracks within the site were previously approved. Therefore no change to the existing highways are proposed.

5. Scale of Development

5.1 The overall scale of the development has been carefully considered and fits in well with the existing plot. The building has been positioned so not to detract from the area or cause overlooking/negative impact on the surrounding properties.

7. Conclusion

7.1 We feel the development is in-keeping with its surroundings and does not detract from the area and both elements are within the NPPF guidelines.

End of Report