

DESIGN AND ACCESS STATEMENT REV A

Design

The applicant seeks permission for a domestic stable barn and associated menage. The applicant have had horses all their lives and have three children all with their own ponies as well as two large horses (5 in total). The stables and menage proposed are necessary to provide adequate stabling and all weather exercise for the horses with space for isolation should any of the animals become unwell.

The barn design was chosen to create an unobtrusive form under one linear roof with protection from the elements given the exposed location. The topography of the site is such that the area chosen is out of view from the public footpath and tucked under the steepest area of the grazing land to ensure minimal visual impact for surrounding properties whilst still being located close to the property it serves.

Access

An access track from the existing gate location will be created with a permeable free draining surface, as for the formal delineation of the private access way and associated permeable resurfacing immediately to the south west of the barn, this is located to allow safe turning of horse trailers and light farm vehicles and access to the barn.

Location

The site is in the area where a CMRA maybe required. Due to the nature of the building, a full analysis is not required in full. However it is prudent to have in place measures which take into account the possibility of Coal mining risk. Therefore a design for the foundations of the building and its associated elements within this proposal will be undertaken by a fully qualified structural engineer who will have undertaken trial holes to ascertain ground conditions on site. Their Structural solution will of course have consulted all of the known geological information in the area of the proposed site and a suitable and robust solution will be designed taking into account all of the factors.