Design & Access Statement rev june 2012

Proposed Address: LEE HALL BARN, LEE HALL FARM, OFF TURNLEE ROAD, GLOSSOP, SK13 6JT

Applicant: Mr J Drakeford & Ms D Barnes

Agent: Mark Thorley from m t architectural consultants Ltd

Amount

1.1 The application is to construct a detached building to create 3 stables, Tack room, Hay store & general store room with a total floor area of 89sqm.

1.2 The Total holding owned by Lee Hall Barn is circa 35 acres of farmland which currently has no outbuildings.

1.3 It is noted the adjoining farmhouse has a much smaller holding and has 4/5 stables.

Layout

2.1 The location of the proposed stable block is nestled behind existing trees and stone wall. The Location has been suggested due to its natural protection whilst still achieving good surveillance / security gained from the dwelling (Lee Hall Barn) and will have minimal impact on the green belt area.

2.2 The smaller stables and tack room are located in the centre with a larger store at each end to form 'book ends' to the proposed block which will create a small courtyard in front of the stables.

Scale

3.1 The stables block is compact in design with an eaves height of approximately 2.2m and ridge height of 3.2m.

Landscaping

4.1 No further landscaping is proposed.

Appearance

5.1 The proposed stable block will have rendered blockwork walls externally (colour to be agreed), a slated roof and timber doors.

Access

6.1 The Location of the proposed stables has been suggested due to its natural easy access from the existing track natural surveillance.

6.2 All doors will have level thresholds and large door opening to gain easy access.