HPK/2012/0405

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# Design and Access Statement
# for
# New Stables and Menage
# at:
# Storth Meadow Farm,
# High Lane, Simmondley
# for
# Mr. and Mrs. Cassidy.

**Design:** The proposed stables are to be located on the northern edge of the site approximately 1.7m away from the boundary: one unit on the field side of the garden stone wall and the other on the garden side of the wall. The existing movable horse shelters have been severely damaged by recent storms and high winds and are in the process of being repaired. It is intended that the new stables will provide more structurally sound accommodation for the Cassidy family's horses. Their location is adjacent to well established sycamore trees which will provide additional protection from inclement weather. It is also intended to provide a hardstanding area next to the stables in the garden to facilitate the loading of horses into trailers when necessary. None of the existing car parking space will be compromised by this proposal. The new menage will be located on the western side of the site adjacent to the new Pennine Bridle Path proposed by Derbyshire County Council. It will have a level surface and will involve removing material from the southern end of the area and using it to fill the northern end of the menage. The surrounding area will be re-contoured to suit. By carrying out this earthwork operation the menage will be reasonably well screened from High Lane, and. because of the height of the field above the residential accommodation to the north of the site, possibly only the new fence will be visible. Existing site access openings are to be retained and there will be no alteration to off street parking provisions.

Mr. and Mrs. Cassidy acknowledge their obligations under the requirements of the DDA.

**Access to Building**

- A level approach will be provided from the boundary and carparking areas as per approved document M.

**On-site car parking and setting down**

- Car parking is existing to at the side of the farm house and is to be retained.