

Storths Meadow Farm, High Lane, Charlesworth

DESIGN & ACCESS STATEMENT

27th November 2012

INTRODUCTION

The site is located at **Storths Meadow Farm, High Lane, Charlesworth**. The site has pedestrian and vehicular access from High Lane. The site is a farm with pasture attached

The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Erection of 4no. stables in 1no. block (as shown on the accompanying plan) to provide accommodation for horses kept on the farm;
- Reconfiguration of a wall to facilitate construction of the stables.

USE

The stables are to provide weather-tight accommodation for horses kept on the farm, the current stables provided in the adjoining field have become damaged due to inclement weather conditions, and overall this permanent solution will enable the removal of the damaged temporary stables in the field. The use is commensurate both with the rural setting and current use of the land. The pattern of use is in keeping with other stabling facilities provided on other areas of land in the vicinity. A sloping floor is to be provided to the interior of the stables to ensure no matter exits the development by the rear, and also to enable the stables to be cleaned by raking through the front stable yard into the farmyard for disposal, or recycling as a reusable agricultural/domestic gardening material.

AMOUNT

Four stables have been proposed to provide sufficient accommodation for the horses kept on the land, these have been kept in a block of four such that drainage works can be kept to a minimum and also the general footprint of the scheme is minimised such that views from the nearby Pennine Bridleway are not threatened as a result of the scheme.

LAYOUT/APPEARANCE

As aforementioned the stables are kept in one block, and also to be located near to the farmhouse, thus keeping buildings in the eastern area of the farm; in fact the removal of the temporary stabling in the adjoining field will enable the further visual opening out of the field and improve views from the housing estate to the north of the site. The proposed location of the stables and associated retaining wall will enable the established sycamore trees to screen the stables from the housing estate, which in this area are at a far lower level, thus also ensuring privacy to these houses by further screening the view to them from High Lane. No increased loss of light will be experienced to the houses to the immediate north of the proposed development as the existing trees (which lie between the

site of the development and the houses) are approximately three times higher than the stables themselves. This block will also lead to a reduced experience of 'hoof' noise from walking to the house as it will provide a screen to intensity of sound travelling from the farmyard. The stables are shown below in the screenshot provided by the company which manufacture the kits from which the stables are built. The timber cladding and 'Onduline' covering are synonymous with small scale rural agricultural buildings, both in the area and nationally.



For reference the specification from the company is provided below:

*'Framed in structurally graded C16 75mm x 50mm at 600mm centres
Cladding 125mm x 19mm (nom) redwood weatherboard machined with a deep tongue and groove vac vac treated
Fully Lined in 11 mm OSB
Rafted roof at 600mm centres fully decked in OSB
Black Onduline roof covering
1.1m roof overhang
Front black UPVC gutters
Ledged, braced and fully lined bottom doors with all ironmongery
Top doors ledged and braced
To door frames has galvanised chew strips
6 Blade louvrewindow in each loose box with heavy duty window grille
Ventilation via continuous gap under roof canopy, gable end lovures
Delivered and assembled
Fixed to base using hilti fixings (should drilling and plugging be necessary this is the responsibility of the customer)
Dark oak finish'*

SCALE

The height of the stables is far lower than the trees to the north of the proposed development and completely subservient to existing buildings on the site, whilst the timber cladding and low pitch roof prevent built massing to the area of the site. The size is purely determined on the need to provide weather-tight accommodation for horses.

CAR PARKING/ACCESS

The works will not create additional traffic or endanger users of the public highway in any way. There are no proposals to alter any access to the public highway as part of this

application. Level access is available from the farmyard and public highway into the stables.