



DESIGN AND ACCESS STATEMENT

Address: 1 HUNTS WALK, KENNEL LANE, WITHERLEY, CV9 3FR

Proposal: ERECTION OF STABLES FOR PRIVATE USE

Client: MR. D. SWIFT

Bailey Design Limited
43a Mitchells Court
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Tamworth
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HERITAGE, DESIGN AND ACCESS STATEMENT

1. ASSESSMENT

PHYSICAL CONTEXT

The site is located in the village of Witherley, within 1 mile of Atherstone, 8 miles of Nuneaton and 10 miles of Hinckley.

The paddock area is 2.35Ha (5.8 acres) and ideally suited to accommodate up to 2 horses.

The site is relatively flat and bounded to the northern, eastern and boundaries by hedgerow and a selection of mature trees, the western boundary has post and rail fencing.

SOCIAL CONTEXT

The area is residential and open countryside. The stable and use will not have any real impact on the people in the locality. The land has been used for horses for many years so the use is established.

ECONOMIC CONTEXT

The proposal makes an acceptable use of the area of land, the land is not suitable for agricultural use due to its limited size. The proposal will not fundamentally place any further pressure on the existing village infrastructure.

2. EVALUATION

It is essential that the siting of stable is in close proximity to the main house for security and easy access.

The design is typical of stables and located with a need to respect the amenity of existing neighbouring properties.

3. DESIGN

The layout was governed by the natural constraints of the site in terms of topography and retention of all existing trees and hedgerow.

The design of the stables incorporates shiplap treating timber cladding and clay plain roof tiles.

4. AMOUNT

The stables comprise accommodation for 3 horses, tack room and hay store. The building measures 18.3 metres by 3.8 metres.

5. LANDSCAPING

The paddock has established hedgerow and trees to all boundaries, no additional landscaping is proposed.

6. ACCESS

Access to the paddock is via an existing route between 1 Hunts Walk and 2 Hunts Walk, within ownership of the applicant. The access provides sufficient width for car and horsebox.