

Design and Access Statement.

Front porch, rear dormers, new render and various alterations.

New detached stables and existing outbuilding for educational use:
8 Stapleton Lane, Kirkby Mallory.

1.0 Context

2.0 Design statement

3.0 Access statement

4.0 Conclusion

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This Design and access statement supports a planning application.
Site, location, elevations and floor plans accompany the application
separately.

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1.0 Context

8 Stapleton Lane is a detached dormer bungalow with an existing outbuilding to the rear. There is ample parking to the front.
Behind is a paddock area with a separate gate off Bosworth Road.

The new detached stables will be used in conjunction with a classroom in the existing outbuilding for young adults with learning difficulties who attend the care farm business. The care farm will be an educational and therapeutic provision for children and young adults aged 11-25 with a range of learning difficulties, they will take part in a range of outdoor activities from animal care to horticulture and wildlife art. There will be a maximum of 4 people attending in any day.

The existing residential dormer bungalow will be renovated as shown on the plans for private use.

Development Plan Policies:

NPPF, BE1, NE5, Building Regulations 2010, Equalities Act 2010, plus others.

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2.0 Design statement

The proposal is to provide new timber stables for the above use, the use of the outbuilding for the business, and various alterations to the residential dwelling. The stables will be accessed via the existing front drive and rear gate. It is screened from the roads by a hedges. Further screening can be provided if necessary.

The business is already established and is being moved from another address. This was granted planning permission previously.
Business website - <https://fieldsandfarms.org.uk/>

3.0 Access statement

Access will be via the existing driveway and around the building, and also from the rear gate.

4.0 Conclusions

The proposal is to be encouraged for a use that provides a service to the community, and will improve the life of the people that use it.
The design will have minimal impact on the landscape and none on any neighbours.
The owner is willing to engage with the planning officer to enable this application to be approved.

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