DESIGN & ACCESS STATEMENT
DETAILED PLANNING SUBMISSION

PROPOSED STABLING AND OUTBUILDINGS

AT

TOP FARM, BONDMAN HAYES, COW LANE,
RATBY, LEICESTERSHIRE

DEVELOPMENT SERVICES
07 DEC 2007
RECEIVED

CLIENT: MR AND MRS F DRUMMOND
JOB REF: 07.2248



DAVID GRANGER
Architectural Design Limited

The Old Dairy, Mill St., Packington,
Ashby-de-la-Zouch, Leics LE65 1WN
Tel: 01530 560939 Fax: 01530 560115
www.davidgrangerdesign.com

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1.0 INTRODUCTION

This Design and Access statement has been prepared in respect of the proposed stables and outbuildings at Top Farm, Bondman Hayes, Cow Lane, Ratby, Leicestershire.

David Granger Architectural Design Ltd. is committed to quality design. The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with the government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings and helps to improve the built environment.

2.0 SITE DESCRIPTION

The site comprises a detached two storey former farmhouse and a land holding of some 23 acres serviced from a long private driveway and access track which adjoins Cow Lane and eventually Markfield Road, Ratby. The site is set in very rural open countryside, well removed from the public highway and within an area covered by Policy NE5 and NE9 in the Local Plan. The extensions and alterations proposed for the farmhouse have been submitted as a separate planning application.

3.0 SITE APPRAISAL

3.1 SUSTAINABILITY

The smallholding of some 23 acres will provide stabling for our clients' horses and low key agricultural uses, and as such will be a continuation of the present use on site with no additional impact upon the vehicle movements, management or control in a sustainability sense, given that the proposals are for personal and private use for the occupiers of the adjoining farmhouse.

3.2 PHYSICAL CONTEXT

The surrounding open countryside is a very rural Leicestershire landscape with mature hedging and tree cover. The location chosen for the stabling is beyond the residential curtilage situated within the orchard and immediately adjoining paddock land. It is well screened from physical views to the public footpath that adjoins the land holding. The proposed stabling is positioned some 50m from the farmhouse to provide security and management of the horses and equipment from the residential property.

3.3 SOCIAL CONTEXT

The proposal for stabling and outbuildings complements the residential use of the adjoining dwelling and the agricultural land under our clients' ownership, providing security and management for their domestic horses and associated equipment.

3.4 ECONOMIC CONTEXT

The proposal will have no adverse impact on the local economy, no jobs will be created, but additional supplies and facilities will be purchased locally to provide feed and equipment for the keeping of our clients' horses.

3.5 PLANNING POLICY CONTEXT

The site lies within the open countryside as defined in the Hinckley and Bosworth Local Plan adopted in February 2001, and in the emerging local development framework. The site is situated in a particularly attractive area of open countryside as defined by Policy NE9.

The policies in support of our proposals for domestic recreation use in the open countryside are as follows:-

Policy BE1 "Design and Siting of Development" – The Borough Council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment.

Planning permission will be granted where the development:

a. Complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

b. Avoids the loss of open spaces, vegetation and features which contribute to the quality of the local environment.

c. Have regard to the safety and security of both individuals and property.

e. Incorporates landscaping to a high standard where this would add to the quality of the design and siting.

h. Is not adversely affected by activities in the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development.

i. Does not adversely affect the occupiers of neighbouring properties.

Policy NE 5 – "Development in the Countryside"

a. The countryside will be protected for its own sake. Planning permission will be granted for built and other forms of development in the countryside provided that the development among other matters does not have an adverse affect on the appearance or character of the landscape.

b. Is in keeping with the scale and character of the existing buildings and the general surroundings.

c. Where necessary is effectively screened by landscaping or other methods.

d. The proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

3.6 PRE-APPLICATION CONSULTATION

Throughout the design process we provided sketch designs and conducted a number of informal planning meetings and received written advice from local authority planning officer Cathy Horton, which helped to shape and provide a design structure and combine the stabling and associated accommodation in one L-shaped building, with a reduced mass and scale from the previous proposals, in one rather than two buildings, and to provide much needed accommodation for our clients' horse and associated agricultural usage.

3.7 EVALUATION OF INFORMATION GATHERED

The scheme submitted for planning approval has been revised and updated through the design process with the advice from Cathy Horton in planning at Hinckley and Bosworth Borough Council and is contained in one L-shaped structure rather than two separate buildings with a lower mass and scale than the previous proposals.

The building provides much needed accommodation, is well located in respect of security management and control from the main farmhouse, and utilises the existing mature orchard and planting available within the site.

In addition to the keeping of three horses for family use the 23 acres of agricultural paddock land also needs regular maintenance and upkeep, and the building would provide valuable housing for the following:-

1. Keeping of three horses.
2. Winter feed.
3. Tack equipment and storage.
4. Horse trailer.
5. Land Rover.
6. Tractor with associated power harrow and gang mower.
7. Chainsaws, strimmers, and other associated agricultural equipment.

The workshop would provide maintenance and repair for the various agricultural machines and equipment used, and also for the storage of fencing materials, barbed wire, electric fences etc.

4.0 DESIGN PRINCIPLES

4.1 USE

The outbuilding will provide accommodation for stabling and associated agricultural use and upkeep of the land and horses.

4.2 AMOUNT

The new outbuilding proposed has a gross external floor area of 225 sq.m., eaves height of 2.6m, and a ridge height of 4.75m.

4.3 LAYOUT

The location of the building in an L-shape set some 50m from the main farmhouse situation within the orchard area provides well-screened accommodation but with ease of security, management and control from the main house.

The accommodation is immediately adjoining the paddock areas and driveway to provide easy access to the adjoining paddock land.

4.4 SCALE

The mass and scale of the building has been designed to reflect traditional stable buildings within the open countryside, and is appropriate for its location.

4.5 LANDSCAPING

The existing landscaping in the orchard area will be retained, together with the adjoining planting to the vegetable garden, which provides adequate screening to the driveway and adjoining farmhouse.

4.6 APPEARANCE

The materials used are considered appropriate for the rural location, comprising plain tiled roof, horizontal timber boarding, ledged and braced doors, oak posts and saddle stones to the stable overhang roof.

5.0 ACCESS

The access to the site is gained via Cow Lane and then a vehicle access track to this rural location, and will remain unchanged.

6.0 CONCLUSION

The proposed site is located within the open countryside in a particularly attractive protected area under Policy NE9.

The scheme has been designed to have minimal impact on the surrounding open countryside, being contained in the existing orchard area adjoining the residential curtilage of Top Farm. It is well screened from surrounding countryside and public footpaths, with the existing mature hedging and tree planting retained.

The mass and scale of the buildings have been reduced and sympathetic materials would be proposed.