2009

DESIGN & ACCESS STATEMENT Prepared by Brian Dearlove Partnership Architects



PROPOSED STABLES AND MÉNAGE OAKWOOD LODGE THORNTON LANE MARKFIELD

1. INTRODUCTION

The Design & Access Statement has been prepared to support the Full Planning Application for the erection of a Ménage and Stable block including its yard, along with the lighting for the ménage.

CONTEXT APPRAISAL

Physical Assessment

The site is situated on Thornton lane some distance out of the Village of Markfield. Oakwood Lodge is a former tied agricultural dwelling now released from this dependency. (Photograph 1)
The Applicants wish to live in Oakwood Lodge and utilise its agricultural land to their equestrian interest.
The Application site abuts the Thornton Lane to the north west and the countryside to the north east and south east. (Photograph 2)
A similar situation exists to the south west, but immediately abutting the site is the existing access road, to the Application site which also serves the existing nearby farm. (Photograph 3). Further south is the M1 motorway.
The site to the south west has as its boundary an existing mature hedge and trees. (Photographs 4 & 5)
The access into the Application site is existing. (Photograph 6)

In the distance the nearby farm buildings can be seen. (Photograph 7)
The Application site has an existing single store brick walled and asbestos type roof store building located on it. (Photograph 8)
Oakwood Lodge is a 1950's / 1960's style bungalow. (Photograph 1)

Social Assessment

The Application site is currently open countryside and is not suitable for any other uses other than agricultural or related uses. There is no real social benefit.

Economic Assessment

The proposal will have minimum affect on the economical contribution to the locality, however in a small way it would aid local employment such as blacksmith, along with local supplies of foods and fodder.

Local Planning Policy

Policy BE22

a) The proposed scheme has been designed so that it does not intrude on the landscape utilising appropriate materials and additional planting (see landscaping scheme).

b) The proposed scheme will not adversely affect nearby residential areas as there are no immediate neighbours.
c) The existing access serves a working farm, therefore the Proposal will not adversely affect the character of the area.

Involvement

The Applicants have net and discussed the Proposal with Nigel Wright of the Planning Department and the advice given has been incorporated into the scheme.

3. DESIGN CONSIDERATIONS AND EVALUATION

The considerations of the layout are as follows:-

a) The facility needs to be near to the existing field access and be relatively close to Oakwood Lodge.
b) The stable block size is based upon the Applicants' ownership of horses and the need for tack storage, food and fodder storage. A proprietary timber frame and cladded building is proposed.
c) There is a need for some smaller paddocks close to the facility.

Although the initial Applicants' ideas were for a more spread out layout for the proposal's elements, the advice of Mr Nigel Wright to tighten up the Proposal and relate it closer to Oakwood Lodge has been accepted.

The location of small; paddock of the Ménage closer to Oakwood Lodge provides the dwelling with a more open aspect yet relates the Ménage with the existing store on the site.

A space has been left between the Ménage and stables for maintenance and the storage of related items such as mowers, outdoor bale storage etc.

The orientation of the stables has been determined by the need to provide as much sunlight into the stables during a day, including the working concreted yard. Further space has been allowed for vehicle and horse box storage which in turn relates closely to the existing access.

Areas have been provided to ensure maintenance of the existing hedge and protection to the existing trees that for a part of it.

The opportunity has been taken to introduce fencing, hedging and tree planting to improve the visual and physical environment as well as to screen the Proposal and the existing farm buildings.

4. DESIGN COMPONENTS

Use and Amount

The use is compatible with the existing use and the amount is determined by the Applicants' requirements.

Layout

The principles of the layout have been dealt with previously which in summary is created by the need to be close to the existing field access as well as to Oakwood Lodge and the existing single building on the site.

Scale

The Proposal is single storey in respect to the stable block which reflects the need and function of the building. Such a low scale minimises its visual impact.

Appearance

The stable block is constructed in timber cladding which reflects the use and the countryside character.
The Ménage's construction is traditional timber post and rail fencing.

Landscape

A comprehensive soft landscape scheme has been provided to improve the character and quality of the area as well as screening the Proposal from the highway.
Hardscape is compatible with the needs and use of the Proposal.

5. ACCESS STATEMENT

Access to the Proposal is via an existing well established farm access, which is use to the traffic encountered by a working farm.

The exiting access is suitable for farm vehicles required to manage the fields and turning facility and vehicle parking is provided within the scheme.

Access is available which is suitable for all persons regardless of age and disability.

Thornton Road provides a good access for vehicles, pedestrians and cyclists.

The site allows access to the Fire Brigade and large vehicles for the collection of waste and deliveries and for the use intended.

4142/Aspinall/052909



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8