DESIGN AND ACCESS STATEMENT

FOR

PROPOSED STABLES AT

INGLENOOK FARM, LEICESTER ROAD, BARWELL, LEICESTERSHIRE LE9 8BD

This Design and Access Statement has been written in accordance with Cabe Document 'Design and Access Statements How to Write, Read and Use Them' 2006.

Assessment

Physical Context

The site comprises of a small farm with an existing dormer bungalow, stables, farm shop and other out-buildings located to the west of Leicester Road between it and the main Barwell settlement. The dwelling itself benefits from brick cavity construction with a steeply pitched plain-tiled roof however other buildings on this site are generally timber and block-work with relatively flat roofs in sheeted materials.

Social Context

The immediate local community will largely be unaffected by the development as, while being close to Barwell Village it is in open countryside and the site already benefits from a number of stables and paddocks. It is unlikely that the local community will have any other aspirations for the site.

Economic Context

The development will contribute to the local economy and it will provide stabling for more horses than currently exist on site which in turn will lead to greater reliance on other suppliers locally. It will also enable foaling to be carried out on site in a properly organised manner and thus contribute to the financial wellbeing of the existing business on site.

Planning Policy

Policies from Hinckley & Bosworth Borough Local Plan

Section 3: Employment Policy EMP34, 'Employment in the Open Countryside/Rural Diversification'

Section 4: Conservation in the Built Environment Policy BE22, 'Riding Stables and Associated Uses'

Section 5: The Natural Environment Policy NE5, 'Development in the Countryside'

Section 6: Transportation Policy T5, 'Highway Design and Vehicle Parking Standards'

INVOLVEMENT

The planning application will be open to public scrutiny and interested parties will be invited to comment on the submission. The application follows a similar recent approval for stables immediately adjacent to the proposed on site and interested parties will already therefore be aware of the use and that improvements to the existing use are underway.

EVALUATION

The proposed buildings relating to the existing use on site would need to be located grouped with the existing buildings. The buildings would need to be easily accessible from the highway and adjacent to the open space being used for equestrian purposes. The building should be low-level, of a similar design to the existing and using matching materials. The building should be orientated in a similar fashion to existing buildings and respect/reflect the existing layout in terms of scale and proportion. The buildings need to be accessible on all sides. The surface water run-off should be included in the scheme as per the previous approval for stables and chicken sheds.

DESIGN

The scheme has been designed taking account of the above with the building located to the immediate east of other buildings on the site in the same or similar proportions to existing stables and buildings to the west and south-west. It forms part of the same group of buildings and allows access to the west and east elevations for the stables and enclosures. Surface water drainage is proposed to be combined with that previously proposed for the formerly approved stables and chicken sheds as indicated on the current plans. The height of the building is commensurate of that recently approved using similar materials for both the roof, walls and structure. The building is located as close as possible to the existing access, circulation and parking area allowing ease of access between the existing stables and the farm shop to the building which then backs on, to the east, to the paddocks being used for equestrian purposes.

USE

The use is combined with that existing on site where the area to the east of the group of buildings is used for equestrian purposes.

AMOUNT

The amount of buildings proposed is 185m² of floor area comprising 4 no. foaling enclosures, 7 young-stock pens and a food store.

LAYOUT

The layout is such that the building is easily accessed from existing parking and circulation space at the end of the existing access and the building is located to the east of existing buildings as part of the same group and relates well to the area of land to the east where horses are currently grazed. The arrangement of the building is such that ease of access is obtained to the east and west elevations for access to the cells of the building.

SCALE

The scale of the building is proposed entirely in keeping with that existing with heights, widths, lengths and roof pitches all commensurate with those existing on site.

LANDSCAPING

A small amount of hard surfacing in the form of compacted stone will be provided around the building however no further landscaping is proposed as this forms part of an established group of buildings in open countryside without the need for concealment where the existing north-eastern boundary of the site is well screened with existing trees and dense hedging.

APPEARANCE

The design of the buildings is entirely in keeping with the existing buildings and more particularly those recently approved. The materials proposed being timber cladding and corrugated sheeting to match the existing stables and will blend in well in the open countryside location. The scale of the building is such that the appearance would also be in keeping and, as a group of other equestrian and buildings in other uses in a tight group central to the site, would also be in keeping with the locality.

ACCESS COMPONENT

Access to the building will be safe, on a relatively level surface, with a continuous apron around the building allowing access around and throughout for all without ground level impediment. This will be an extension to the existing access for vehicles and on foot to the farm shop etc and the existing stables.

Access into the proposed building is level and without any steps or steep gradients.