

Planning, Design & Access Statement
Proposed new stable block, Reservoir Road, Thornton, Leicestershire
Hinckley and Bosworth Borough Council

Introduction.

The property is located in a parcel of land to the south of Reservoir Road in Thornton. It lies directly Southeast of Thornton Reservoir. The proposal is to add an additional stable block at the rear of an existing site which houses other stable blocks and paddocks.

Design.

The process.

Assessment

The land is masked from site from the road by mature hedging along the length of Reservoir Road and mature trees particularly around the site access in the Northeast corner.

Involvement

We have not formally submitted a 'Pre planning enquiry' to Hinckley and Bosworth Borough Council but would welcome any constructive input from the planning departments.

Evaluation

The site in the main falls from East to West. The boundary with Reservoir Road is lined with mature hedging and planting. This planting together with the existing buildings at the front of the site visually obscure the proposal from the road and reservoir picnic area. The picnic area is provided with it's own parking layby. There is no planned uplift in vehicle movement to the site and as such there will be no impact upon this recreational area.

The site is located outside of the flood zones associated with the reservoir so there is no impact flood risk. This is aided by the proposal being located on high ground with the land falling away to the west with natural drainage following suit.

The distance and level changes between the proposal and the residential property To the West minimise visual impact.

Design

The proposal seeks to maintain a traditional stable design in terms of massing, layout and materials. The building has low eaves and shallow pitched metal roof. The only openings within walls surround the yard to the fore and are traditional stable doors. There are no windows or other openings to the rear or indeed within the roof.

Use.

The use of the stables will remain solely for equine stabling, upkeep and maintenance.

Amount.

The stable block comprises of 4No. stables, a feed room/store and a tack room. The overall height of the building is limited to 3350mm with an eave's height of 2500mm. The internal floor area is 88.20 Sq.m

Layout.

The layout of the proposed stables is of a traditional stable incorporating 4 stables, tack room and feed store. The equine accommodation is laid out in an 'L' format around an external yard as shown on the plans.

Scale.

The scale of the proposal is in keeping with the stable buildings to the foreground of the site in terms of massing, height and floor area.

Landscaping.

All landscape treatment will remain the same.

Appearance.

The stable appearance is such as to match the existing stable on the site with vertical timber clad walls over blue brick plinth with a metal clad roof. Stable doors are in timber. This form of stable blends into the natural landscape and is typical to the area.

Access.

This will remain unchanged.

Conclusion.

This small stable building is located, designed and orientated such as to have minimal impact on the local street scene. The design is such as to be more in keeping with the surrounding properties and to suit the local countryside vista.