

DESIGN AND ACCESS STATEMENT REVISED – 26th June 2018

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Client (applicant)

Mr Gary James Lloyd
55 Golden Avenue
East Preston
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Project: Stable buildings

Refurbish existing stable and construct 2x new stables - retrospective

Amount

The development consists of demolishing and re-building the existing stable in the same position and erecting 2 brand new buildings to form an L shape on the site – see plans supplied

Works were started and completed early February 2018

Layout

The layout sees the second building positioned in line with and spaced slightly away from the first stable which was demolished and rebuilt. The third building completes an L shape for the 3 structures.

Scale

The new buildings are of close height to what was existing on site previously and are of similar scale – see drawings for exact sizes.

Landscaping

The site has been levelled off slightly to provide level access into the area from the access gate. Levelling has been achieved using hardcore, gravel and a top finish of bark chippings. The works have raised the land where required to the same level as the entrance in with this amount being approx. 270 - 300mm

No additional landscaping has been undertaken or affected.

Appearance

The brand new structures were purchased from Skinners sheds and have been constructed from matching materials, also closely matching the existing, including overhanging eaves, stable doors and natural finish timber cladding etc. The first structure – stable 1 – was re-built from materials taken from demolishing what was previously on site and re-constructing a new building on the same footprint.

Use

Usage is for the stabling of 4 ponies during poor weather and when required to be brought in from the grazing land which forms the site in question.

The muck heap has been sited so as to ensure not near to any watercourse and is cleared away regularly for composting/agricultural use off site.

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