

Design & Access Statement

**Mr R Chambers
Blacksmiths Cottage
Aislaby
Pickering
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Context

Our clients, who recently moved to Blacksmiths Cottage, would like to erect a modest 'L' shaped block of sectional timber stables on their own land adjoining the dwelling.

Amount and Use

The proposal is for a timber stable block comprising of 2 no 12ft x 12ft (3.65 x 3.65m) stables, an 18ft x 2ft (5.485 x 3.65m) corner tack/feed room and a 12ft x 12ft (3.65 x 3.65m) store with double doors. For the avoidance of doubt, the proposed stables are intended for private use only and no other purpose.

Scales

The proposed stable block would have a total floor area, including the 915 mm wide front roof canopy, of 72.36 square metres. The proposed stables would be constructed in our traditional style with an eaves height of 2.440 metres and a roof pitch of 15 degrees, as shown on the enclosed drawings. The stables conform to BHS recommended sizes.

Landscaping

The intended location of the proposed stables fits neatly in the South Western corner of the paddock to the West of the dwelling, which already benefits from an existing post and rail fence that separates it from the adjoining Pine Shop car parking area. This location was chosen so as to be as close to the existing building group as practical, thereby mitigating any likely impact on local visual amenity.

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The enclosed 1:2500 location map shows the extent of our client's land and the proposed stable position etched in red. The larger scale block plan (provided by our client) provides a clearer definition of the juxtaposition between the proposed stables and existing buildings. Furthermore, and to the best of our knowledge, no public footpaths would be inconvenienced by the proposed development.

Appearance

The proposed stables, which comprise of a series of factory finished panels, are bolted together on site and are anchored down onto a concrete base with a single brick plinth, as shown on the enclosed drawings.

The bulk of the materials used in our traditional timber framed construction, the style of which is well known to Ryedale District council., would be sourced predominantly from commercially grown and sustainable forests.

The external walls would consist of horizontal 'Tanalised' (pressure treated) shiplap boarding fixed to vertical timber framing. The roof is a traditional 'apex' design with a modest 15 degree pitch, clad with Profile 6 fibre reinforced cement roof sheeting fixed to Tanalised timber purlins. Black UPVC eaves gutter would be fitted to both the front and rear.

Waste Disposal

All soiled bedding will be stored in a designated area and thereafter will be removed from site on a regular basis.

Access/Movement

Access to the proposed site from the car park area would be via the existing field gate, which is considered to be entirely satisfactory and therefore no alterations are necessary. Once on site there is sufficient space to safely load and unload a horse from a trailer, as and when necessary.

Safety and Security

The access gate into the paddock would be kept closed and/or locked at all times when not in use.