

Design & Access Statement

**Mr & Mrs J Morris
Oxfield Farm
Low Lane
Howsham
York
YO60 7PL**

Context

Our clients propose to erect a modest 'L' shaped block of sectional timber stables on their own land.

Amount and Use

The proposal is for a block of sectional timber stables, comprising of 3 no 12ft x 12ft (3.65 x 3.65m) stables and an 18ft x 12ft (5.485 x 3.65m) corner stable. For the avoidance of doubt, the proposed stables are for the keeping of horses and will be for private use only.

Scales

The proposed stable block would have a total floor area, including the 915 mm wide front roof canopy, of 72.34 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 location of the proposed stables, in the corner of the paddock to the West of the dwelling (illustrated on the enclosed photographs), was chosen so as to be as close to the existing building group as practical and to contain the proposed development within as compact area as possible.

The enclosed 1:10000 location map of Oxfield Farm shows the extent of our client's land etched in red. To the best of our knowledge, no public footpaths would be inconvenienced by the proposed development, nor would the visual amenity of any neighbouring dwellings be compromised,

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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 on a suitable trailer and thereafter will be removed from site on a regular basis.

Access/Movement

Access to the proposed site would be via the existing farm entrance gate, which is considered to 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 field will be kept closed and/or locked at all times when not in use.