



**DESIGN + ACCESS STATEMENT**

**Mr Lee Wood**

**Proposed Stables**

**Hollinside Hall  
Lanchester  
DH7 0RN**

**Prepared by**

**Northern Bureau for Architecture**

**21 December 2022**

**NB22\_76**

**Revision 0**



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## 1.0 INTRODUCTION

1.1 This Design and Access statement has been prepared on behalf of the applicant, Mr Lee Wood.

1.2 We are seeking householder planning approval for the construction of a new stable block and provision of grazing/recreation area adjacent within the grounds of the existing dwellinghouse. All activities in relation the proposed stables and grazing will be fully ancillary to the domestic dwelling and will not relate to any commercial endeavour.

1.3 The Design and Access Statement should be addressed in relation to the following documentation:

- The planning application form completed and signed
- The following drawings:

<b>Drawing No</b>	<b>Size</b>	<b>Title</b>	<b>Scale</b>
NB22_76/01	A4	Site location Plan	1:1250
NB22_76/02	A1	Existing Site Plan	1:200
NB22_76/03A	A1	Proposed Site Plan	1:200
NB22_76/04A	A1	Proposed Plan, Roof Plan & Elevations	1:200

- The appropriate application fee of £234.00.

## 2.0 SITE SURROUNDINGS

### 2.1 Site Location

The existing property of Hollinside Hall sits adjacent to Hollinside Farm to the west of Lanchester just off the B6296.

The Hall is a detached stone building with gardens and grounds of just over 1 hectare. The Hall sits to the north of the plot with the gardens extending down to the B6296.

The site is reached via a driveway shared with Hollinside Farm, and a second access route loops round the east of the site to re-join the B6296.

The site is wall screened by mature planting with a mixture of native hedgerow and trees.



Fig. A – Site location



### **3.0 DESIGN PROPOSAL**

#### **3.1 Amount and Use**

The proposed design aims to provide secure space for stables to house 3 no. horses with associated tack room storage. In addition, the proposals seek to offer a suitable external environment for the welfare of the horses.

The GIA of the stables is 67m<sup>2</sup>.

The internal dimensions of the rooms are as follows:

Stable 1: 3.94m x 3.72m

Stable 2: 3.94m x 3.72m

Stable 3: 3.94m x 3.62m

Tack Room: 3.94m x 5.62m

All stables meet the minimum dimensions as specified by the British Horse Society.

The grazing area provided in the adjacent field is approximately 0.8 hectares. BHS standards propose an area of 0.4-0.6 hectares per horse for permanent grazing, however in this scenario it is proposed that grazing will be supplemented by direct feed and therefore there is sufficient grazing area for the maximum 3 No horses.

#### **3.2 Layout**

The proposed stables are located toward the northern end of the site, just down from the main Hall, and set well back from the main road. The site is screened by mature hedges and trees to the north, east and south, whilst the west elevation gable is relatively small and only viewed across the grazing paddock. The visual impact of the proposed development on the surrounding countryside and views is expected to be minimal and where visible will be in keeping with the agrarian nature of the context.

Car parking provision is retained as existing.

#### **3.3 Scale and Appearance**

The elevational treatments are intended to be sympathetic with their context and use as stables. The building is L in shape forming a small courtyard and the building is designed with pitched roof and at low scale.

The materials will be natural sandstone for the walls with small areas of timber cladding at high-level on the gable walls. Natural slate roof tiles and timber doors will all help the building to suit its context and echo materials on the main Hall building.