

# STABLE AT THE COTTAGE, DYRHAM

## DESIGN AND ACCESS STATEMENT WITH STATEMENT OF SIGNIFICANCE

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APRIL 2023

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# EXISTING

The site is an existing stable building in a field in the village of Dyrham. The site is in the Green Belt, the Cotswolds AONB and the Dyrham Conservation Area. The applicants live in the adjacent dwelling: The Cottage, which is not listed.

Currently the field has an agricultural use, providing grazing for two ponies. The existing stable building is constructed from stone masonry walls with brick quoins and a corrugated metal roof. It is currently used to house the ponies. The stable is in need of repair with partial collapse of the rear stone wall and a new roof required.

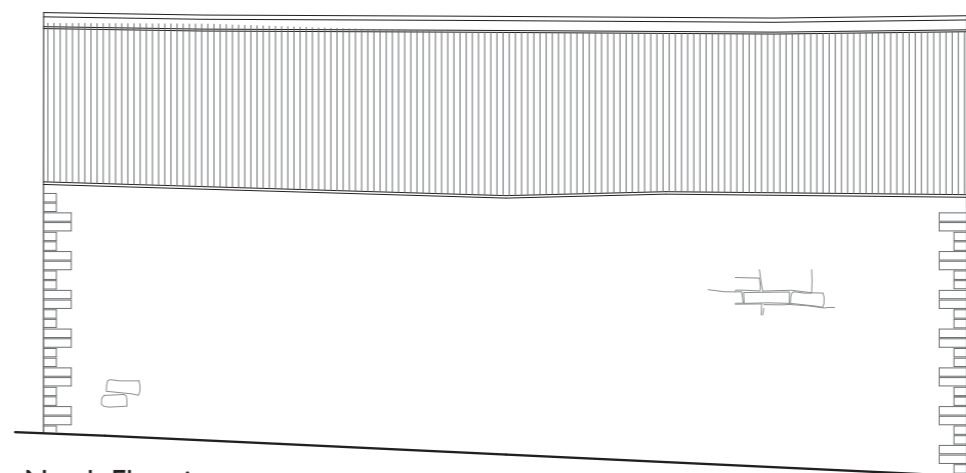
The tack and associated equipment for the ponies is currently stored in a flat-roofed, corrugated metal building adjacent to the road in the same field.

Previously on the site, there were three other agricultural buildings that have since been demolished.

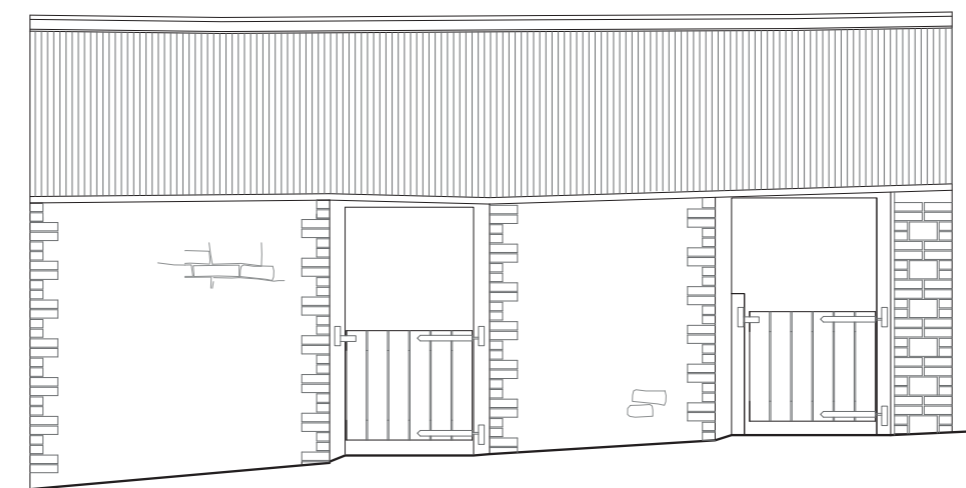
The existing stable is remote from the road and is further obscured by a hedge.



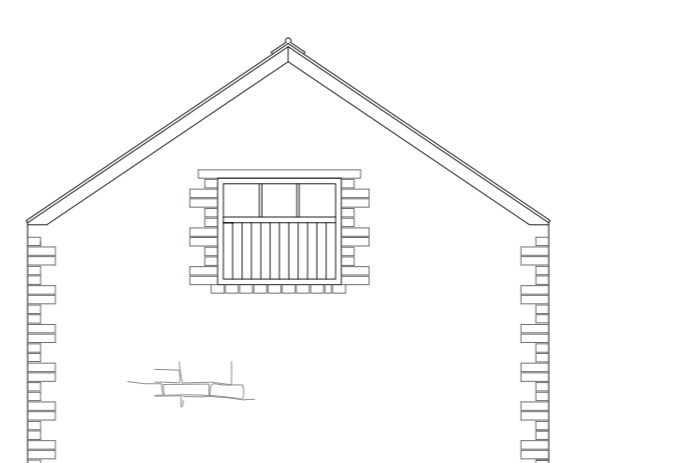
Photo showing the previous agricultural buildings on the site which have now been demolished



North Elevation



South Elevation



East Elevation



West Elevation

## PROPOSED

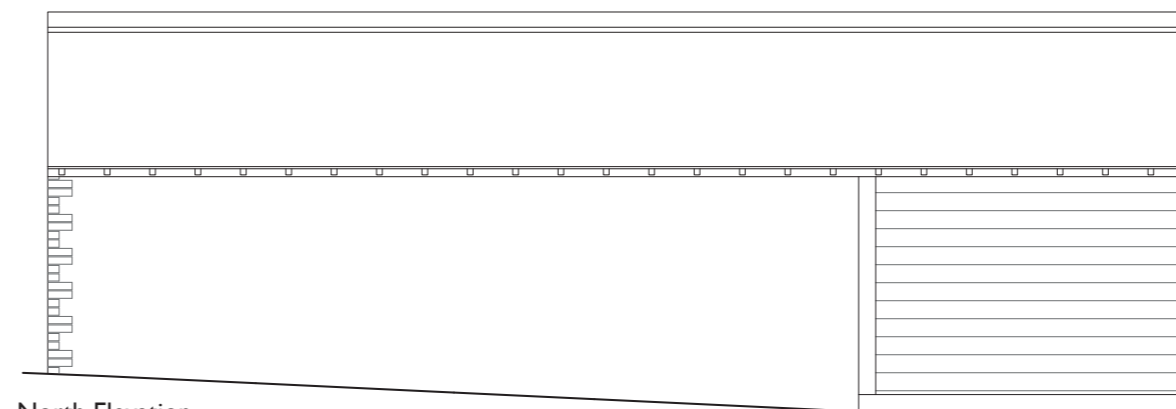
It is proposed to add a modest timber-framed extension to the west elevation of the stable.

The new extension would be used to store the tack currently kept in the corrugated metal building adjacent to the road. This would provide a more convenient and secure area for storage and access. The overhang of the roof would provide shelter for the applicant while they are looking after the ponies.

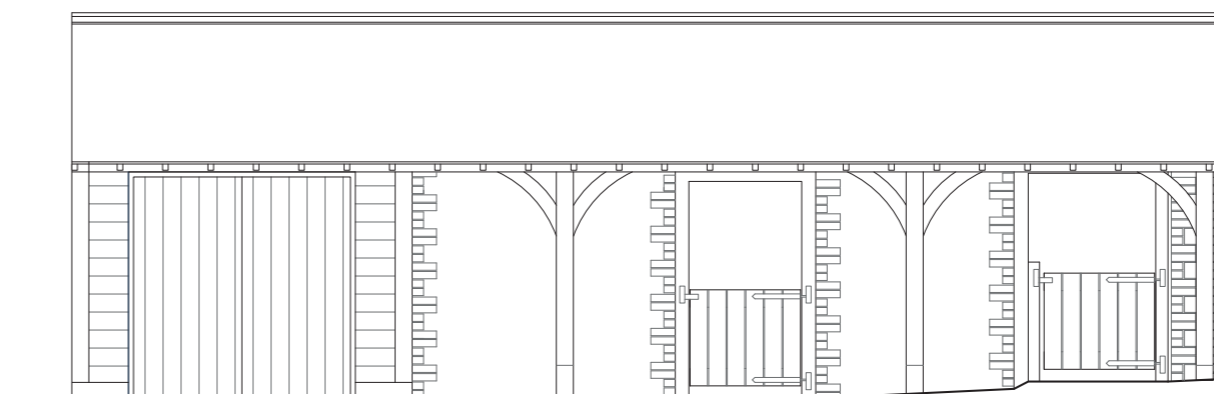
The new store would be accessed either by a pair of wooden doors on the south elevation or via a smaller side door. A timber framed window would offer light and ventilation to the space.

The extension would be clad in horizontal timber boarding. The existing corrugated metal roof would be replaced with natural slate over the existing stable and new extension. The horizontal timber boarding would emphasise the agricultural nature of the stables, and the slate roof would be in keeping with the character of other buildings in the area - many of which are roofed in slate.

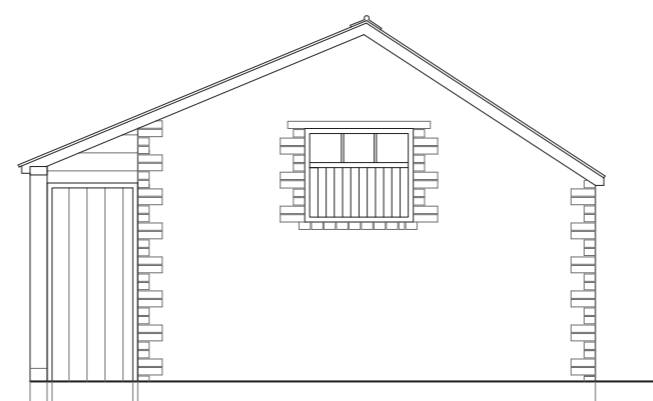
The use of natural materials, combined with the remote position of the building and the screening of the hedge, would minimise the visual impact of the building on the setting. A new cherry tree would be planted between the building and the road, thereby further reducing the impact of the extension. A new agricultural track of compacted hoggin would run from the existing gateway up to the stable.



North Elevation



South Elevation



East Elevation



West Elevation

## STATEMENT OF SIGNIFICANCE

Although the stable is an AONB, Greenbelt and Conservation Area this is not a significant building, neither does it have a critical use, therefore the extension would have minimal impact on the character or setting of the surrounding area and would constitute a modest addition to the existing building which is in need of repair. The proposed works would greatly enhance its practical use and longevity.