

**Design and Access statement for Mr & Mrs Bartlam
(no listed building consent required)**

Address: Street Farm
The Street
Stinchcombe
Dursley
GL116AW

Title of Application: Increase in Ridge Height of Stables

Reasons for the proposed development: The existing building comprises a number of stables, with roof timbers and walls that are in rather poor condition. The existing threshold headroom of each stable is approximately 1.7M, and is difficult for horses to enter and exit. The roof slopes down to the west, following the contour of the base of the building. The roof covering is corrugated cement fibre sheets, possibly containing asbestos.

Proposal: The proposal is to

- Regularise the ridge height such that it will be horizontal, using the existing highest point to the east as a datum, thus providing increased headroom for the majority of the stables to the west. It is proposed to install solar panels on the new roof.
- Increase the wall heights to a horizontal level, on which to support the new roof timbers
- Renew all the roof timbers using traditional principal rafters and purlins in oak, to replicate the existing structure
- Replace the corrugated sheet roof with slate tiles to match an adjacent property
- The new floor will be concrete, laid in three sections to render the surface horizontal.

Assessment of the nature and surroundings of the proposed development: The existing stable block lies within a garden setting, separate from the main dwelling. It is bordered on three sides by land owned by the applicant, with the rear of the stables resting on a shared garden wall with the neighbours at 6 The Buildings.

Consultation: The existing structure can be viewed by the adjoining properties at The Buildings and is to the side of the main house. The immediate neighbours have been consulted and have declared no objection to the proposal.

Evaluation: The design of the proposed structure is to incorporate natural wood features and has been designed to maximise the character and aesthetics in line with the rural landscape. The new roof will be constructed of high-quality materials and of a sustainable design, significantly improving the look and creating an enhanced and significantly more attractive building.

DESIGN COMPONENTS

Proposed use: The renovated building will provide updated stabling and support an array of integrated photovoltaic solar panels on the south pitch. The section to the east of the building will house the associated equipment necessary for supporting the solar panels. The roof of the proposed structure will be the same pitch as existing, but horizontal.

It is deemed preferable to mount the solar panels here, such that it would face south and not be in direct view from the neighbour's garden.

Amount and density of development: The renovated building will use the same footprint as existing, and hence there will be no increase in size. The roof will be constructed using a traditional oak frame design with principal rafters, purlins and bracing members resting on concrete walls to the front and existing stone wall to the rear. Because of the increase in height of the ridge to the west, the existing gable end will be increased in height using stone to match existing.

Landscaping: The small area surrounding the proposed building will remain as existing.

ACCESS COMPONENTS

Appearance: The ground level access to the stables is pedestrian only and offers suitable space for access to all users as well as horses.

Degree of access: There are no plans to change vehicular or pedestrian access to the house or grounds.

PLANNING POLICY

NPPF Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan for Stroud District comprises the Local Plan, adopted November 2015.

The most relevant policies within the Local Plan include:

- CP3 Settlement hierarchy
- CP14 A checklist for quality design and development.
- CP15 A quality living and working countryside.
- HC8 Extending your home.

The stables are located within the settlement limits for Stinchcombe, and within the domestic curtilage of Street Farm.

The proposals seek to modify an existing structure and the alterations do not visually detract from the existing building. The stables are not readily visible from the public domain, but any glimpses into the site would appear largely unchanged due to the very modest modifications.

The alterations would result in improved usability of the building for equestrian purposes. Permission is respectfully requested.

December 2023