

# Design & Access Statement

**Name:** Mrs A Roberts  
**Site Address:** Land at Thornset,  
Driffield Road, Driffield, YO25 9HN

## Context

The application is for a modest L shaped block of sectional timber stables on for the keeping of 3 no Horses and the change of use of 5 acres of our clients land.

## Amount and Use

The proposed development, which would comprise of 3 no 12ft x 12ft (3.65 x 3.65m) stables and a corner 18ft x 12ft (5.485 x 3.655) hay store/ feed room. For the avoidance of doubt, the proposed stables are intended for private use only and for no other purpose.

## Scales

The proposed stable block would have a total floor area, including the 915 mm wide front roof canopy, of 72.35 square metres. The proposed stables would be constructed in our traditional style, which is well known to North Yorkshire Council, 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.

## Location

Both the location and 'footprint' of the proposed stables have been carefully chosen to be as close to the existing building group as possible, in line with best planning principles. Our clients have already planted a new hedge along the existing line of fencing, as shown on the enclosed photograph which, once established, will provide further screening.

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As far as we are aware no public footpaths or rights of way would be inconvenienced by the proposed development, nor do we consider the local visual amenity would be compromised.

## **Appearance**

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

The bulk of the materials used in our traditional timber framed construction, the style of which is well known to East Riding of Yorkshire Council, are sourced 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 behind the barn on a trailer, thereafter will be removed at regular intervals, (i.e. as and when necessary) and spread on the rest of our clients land. There are currently no horses on site.

## **Access/Movement**

Access to the proposed site would be via the existing entrance gates and stoned driveway (photograph enclosed), which we consider to be entirely satisfactory and there is sufficient space to load and unload a horse from a trailer as and when necessary.

## **Safety and Security**

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