

DESIGN AND ACCESS STATEMENT

Proposed Stable Block at land adjacent to Hall Farm, Stainsacre lane, Stainsacre, Whitby

YO22 4NT.

Use:

The proposal is to erect a single storey stable block with tack room, equipment store and feed store on

paddock land to the North for personal usage only.

Amount:

Six stables are proposed in the stable block which is an adequate amount for the area of land that the client owns.

Layout:

The stable block is in an U shape with 3No. stables down either side and the tack room, equipment store and feed store joining the stables across the back section.

The block is positioned in the North corner of the paddock towards an established 2.4m high hedge which will provide significant screening.

Scale:

The proposed single storey stable block with modest 20 degree pitched roof and will therefore not overpower nor dominate any of the surrounding properties or look out of place in the rural hamlet.

Landscaping:

All existing hedges, fences and gates will be retained with the only difference being the addition of the stable block largely constructed using matching materials to the surrounding buildings and a small amount of hardstanding finished with gravel. This is so that hay, straw and food can be delivered to the stables when the rest of the paddock area is wet and unpassable with a vehicle.

Appearance:

The proposed stable block is to consist of coursed stonework walling which will nicely blending in to its surroundings. The roof will have "Red" coloured interlocking pantiles which will replicate / mimic the surrounding roofscapes

Windows and doors

will all be UPVC framed and finished in a "Light Oak" for weather protection. In terms of the appearance of the whole site, apart from the addition of the stable block the

change in use from agricultural to equestrian land will bring no further changes in appearance.

Access:

Access to the paddock site will remain unchanged through the gated entrance to the rear of Hall Farm.

The only alteration is that access up to the stable block will be greatly improved by the addition of the gravel hardstanding area. This is much needed due to the arrival and departure of any vehicles in particular horse boxes and or trailers for any feed or equipment required.