ARCHITECTURAL & ASSOCIATED SERVICES

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PLANNING, DESIGN AND ACCESS STATEMENT FOR PROPOSED STABLES, MANEGE, CARAVAN AND ASSOCIATED CAR PARKING AT HARDIWICK FARM, CAVERSWALL COMMON, CAVERSWALL, FOR MR. AND MRS. S. GALLOWAY.

AMOUNT :

The manege is to be 50 x 30 m with a post and rail fence 1300mm high.
The stable block will be 42.5 x 11.3m on plan, with a ridge height of 4.32m.
This replaces the current building which is in the region of 32 x 9.6 x 4.8 m high.
Car parking will be provided for up to 10 cars, laid out as per the site plan.
A caravan will be located on the site which will be 10.5 x 3.60 x 3.25 m high.

USE :

The applicant seeks permission to remove the existing agricultural building and replace it with a stable block, complete with associated tack room, mess room, caravan and manege. They also require change of use of land from agricultural to the keeping of horses.
The manage will be used to exercise and school the horses with the stable block used to stable the same. The stable block will also house a tack room, store and mess room facilities.

LAYOUT :

As per the site plan, the manege and stable block adjacent to each other in a convenient location alongside adequate car parking spaces. The caravan will be situated at the rear of the stable block. The layout has been designed to replace the existing building and therefore minimise the impact on the on the countryside.

SCALE :

It is considered the scale and height of the stable block are in keeping with the existing current farm buildings, being a similar size to the existing building to be removed.

LANDSCAPE :

The project is already well screened along two boundaries by existing established hedges which are

to remain. No additional soft landscaping is anticipated.
It is anticipated that the car parking and extension to the existing drive will consist either hardcore or grasscrete finish.

APPEARANCE :

The Manege surface finish will consist equestrian rubber chippings.
The stable block will consist natural finished grey concrete panels up to 2.0m high with colour coated metal cladding above and to the roof area, similar to the existing building to be removed.

ACCESS:

The existing gated access to the proposal will be retained as this is considered suitable and maintains visibility when exiting the site.