08/0937/FUL

DESIGN AND ACCESS STATEMENT

PROPOSED STABLES

AT
CHOLPESDALE FARM
ABBEY GREEN ROAD
LEEK
STAFFS
ST13 8SB

FOR

MRS & MRS LOWE

March 2008

D& A Proposed stables for Mr & Mrs Lowe.
Cholpesdale Farm Abbey Green Road Leek

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D& A Proposed stables for Mr & Mrs Lowe.
Cholpesdale Farm Abbey Green Road Leek

INTRODUCTION

1. This application is to construct a small stable block comprising 3 stables. The applicants are purchasing Cholpesdale Farm and an additional adjoining field from a separate vendor. Under the terms of the contract with the vendor of the field, the existing stable block, also consisting of 3 stables and a tackroom/feedstore, has to be relocated. Currently the stable block is adjacent to the field vendors' property, The Coach House Abbey Green Road. The application is to resite the stables to Cholpesdale Farm.

USES

2. The stables will be for the private use of the applicant's own horses which are currently stabled at Mrs Lowe's parents farm at Lowe Hill, Leek

   The applicant currently has two horses and a foal is expected on 5th May 2008.

   The horses will be grazed and maintained at Cholpesdale Farm but will be able to be grazed at Mrs Lowe's parents farm at any time should the grazing land at Cholpesdale Farm need resting.

AMOUNT

3. Each stable will be 12ft square .

   The stables have been designed to suit the applicant's own horses and stabling requirements. They are of a size suitable for most medium to large horses.

LAYOUT

4. The layout is a simple block of three stables. Positioned against raised ground near to existing outbuildings and least intrusion into the field behind and allowing direct access into the field..

   Existing access routes will be utilised and require no alteration.

   The horses will be situated a suitable distance from the road.

LANDSCAPING

5. The site is currently a level field bounded by the drive to the property to the right and existing brick wall to the front.

The concrete base area will be enclosed with a post and rail fence ensuring the horses cannot gain access into the drive/yard and out onto the road.

APPEARANCE/SCALE

6. The proposal has been designed in the traditional stable form with shallow pitched roof.

   There will be an overhanging covered canopy to the front overlooking the field and house to offer protection.

   The structure will be hard wood timber vertical boards in a galvanized frame. There will be small windows to each stable to the front aspect.

   The sides and rear will be blank timber walls

ACCESS

7. Access to the site will be along the existing drive from Abbey Green road. No amendment to this will be required.

   The yard area already provides extensive parking and turning areas which will not be impinged upon by this application.

   Vehicle movement to and from the property would be reduced as the applicants will not be required to attend to their horses at another location.

Land Registry
Current title plan

Title number SF445251
Ordnance Survey map reference SJ9757NE
Scale 1:2500
Administrative area STAFFORDSHIRE:
STAFFORDSHIRE MOORLANDS

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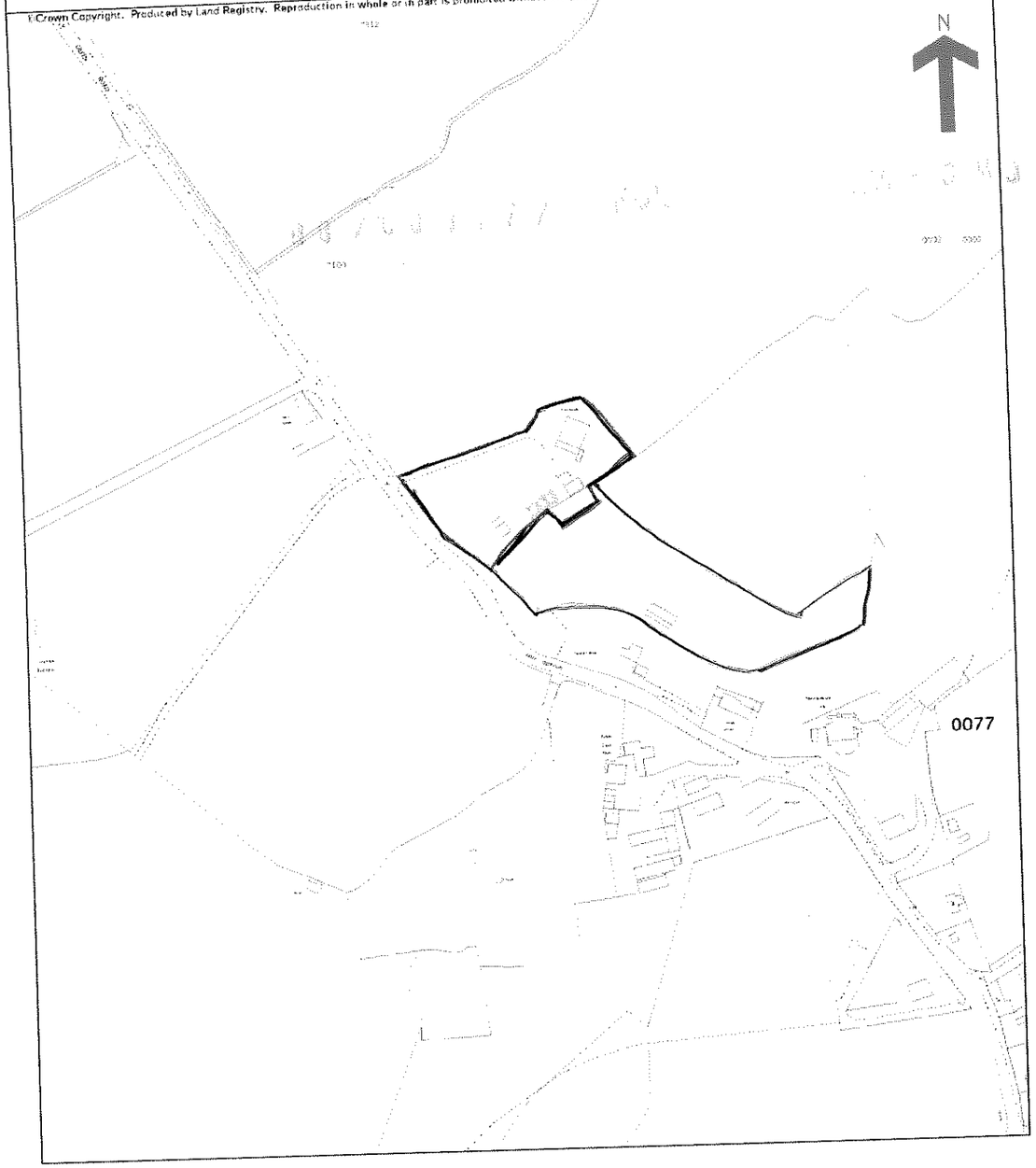
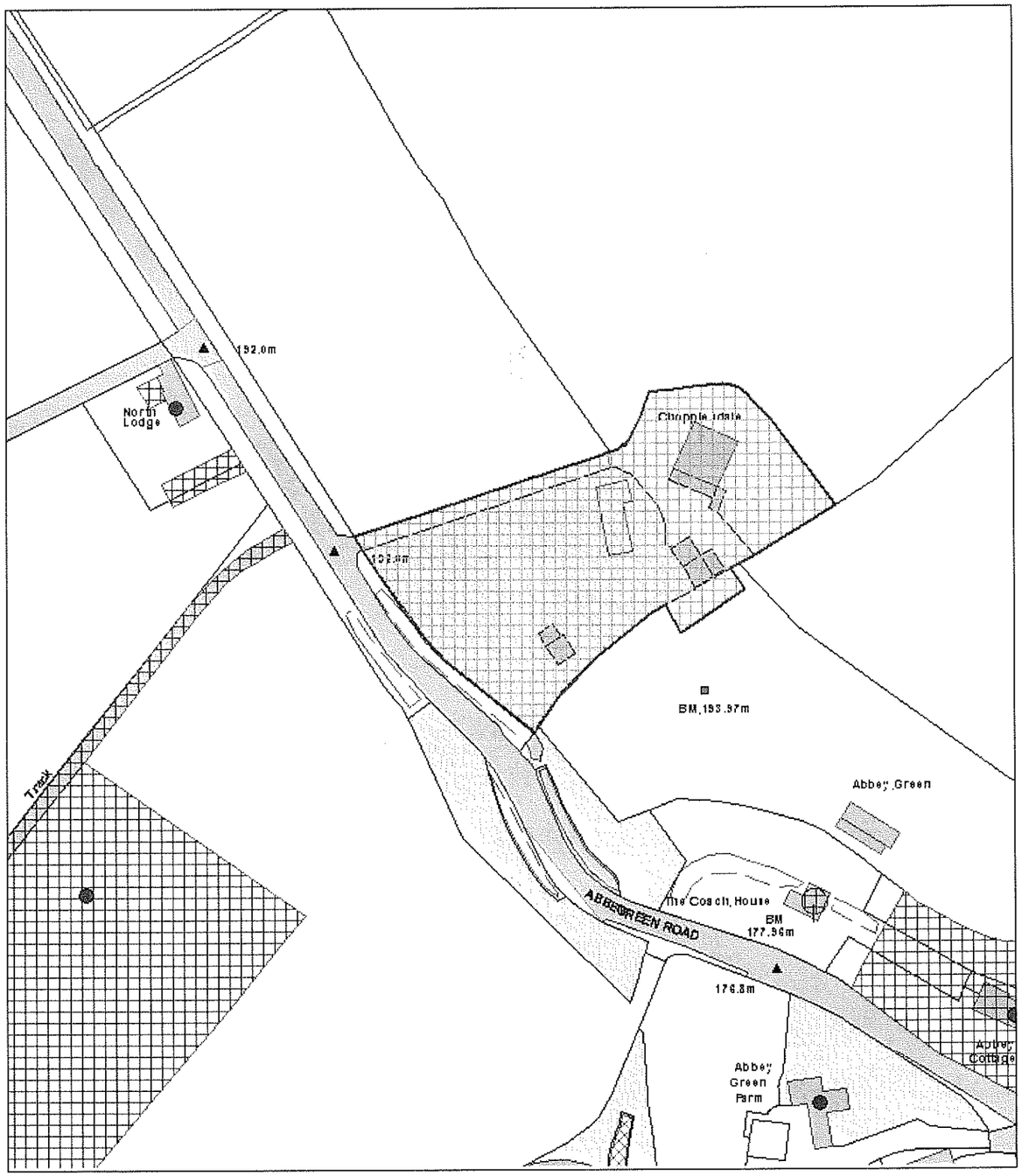


This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 07 February 2008 at 14:53:50. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Birkenhead (Old Market) Office.

Reference:	08/00917/FUL Leek



Scale : 1:1250

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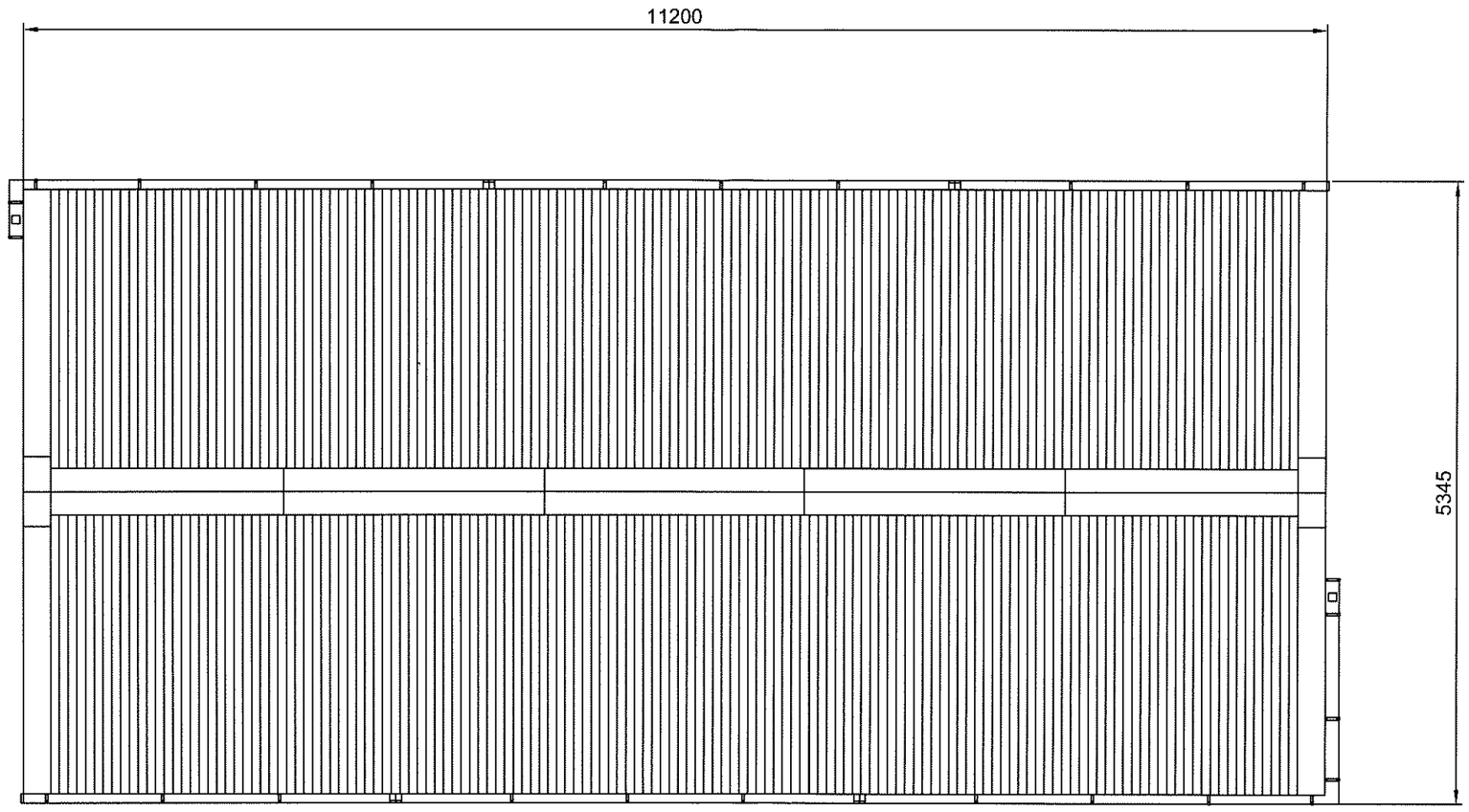
Organisation	SMDC
Department	Planning
Comments	



BEST

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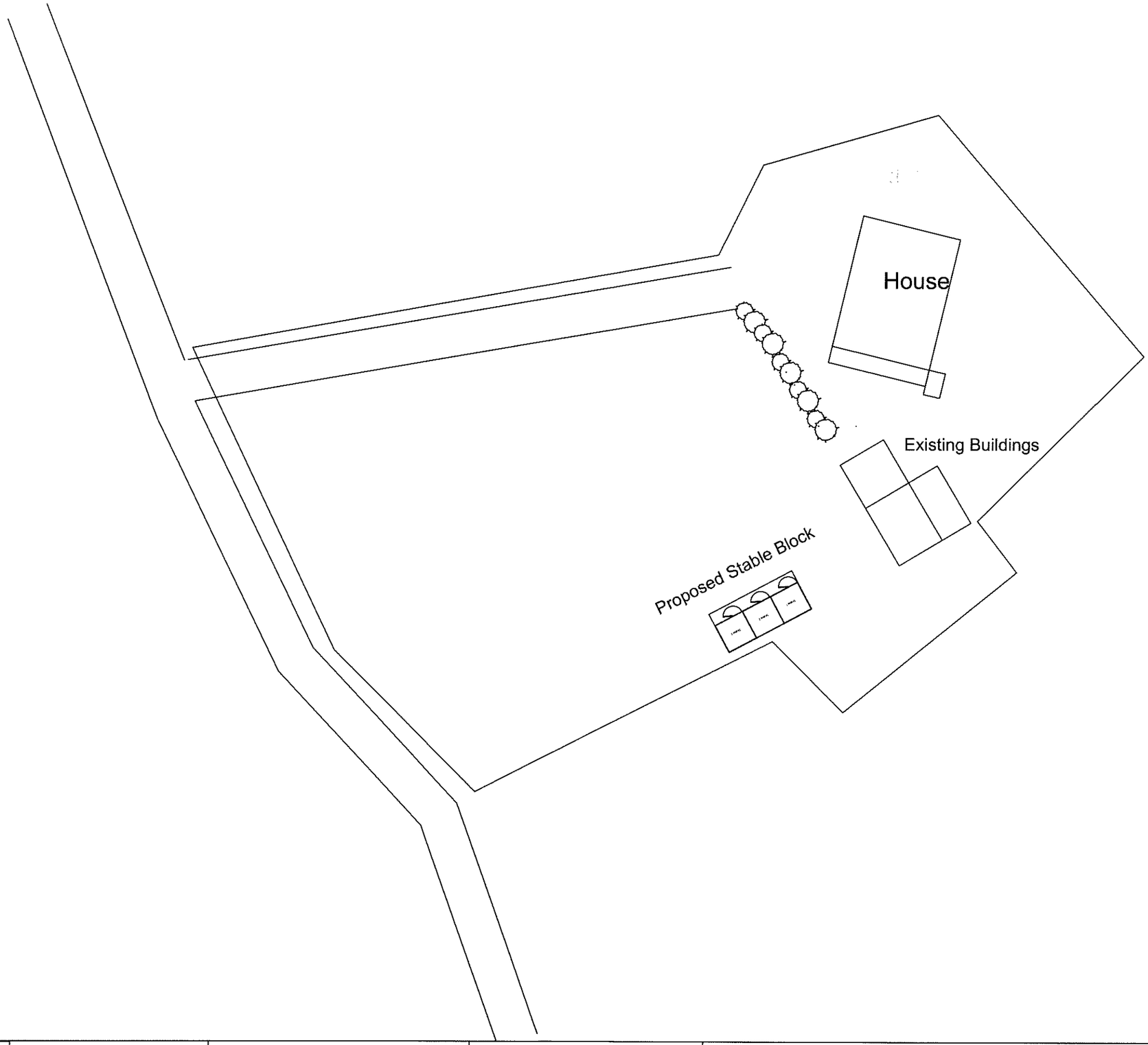
Mrs & Mrs D. Lowe
Cholpesdale Farm
Roof Plan

SCALE	1:50
DRAWN	DJR
DATE	08/05/2008
DRG. No	0267-04



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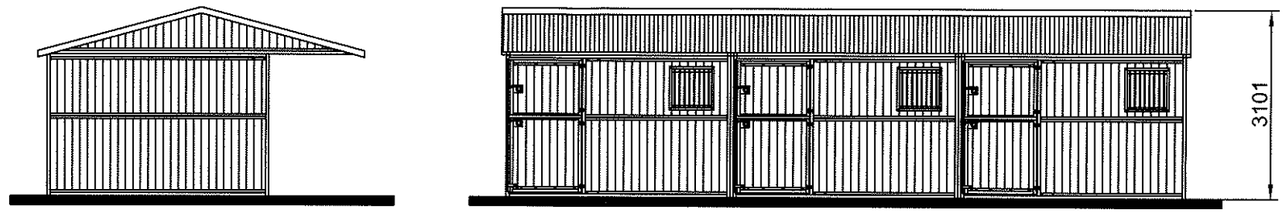
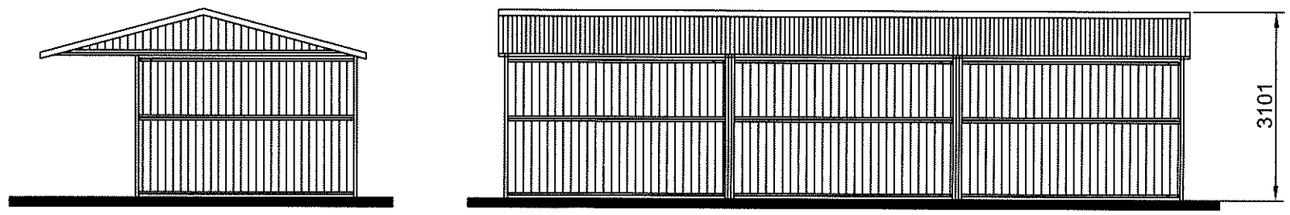
Mrs & Mrs D. Lowe
Cholpesdale Farm
Revised Location Plan

SCALE	1:500
DRAWN	DJR
DATE	09/04/2008
DRG. No	0267-01C





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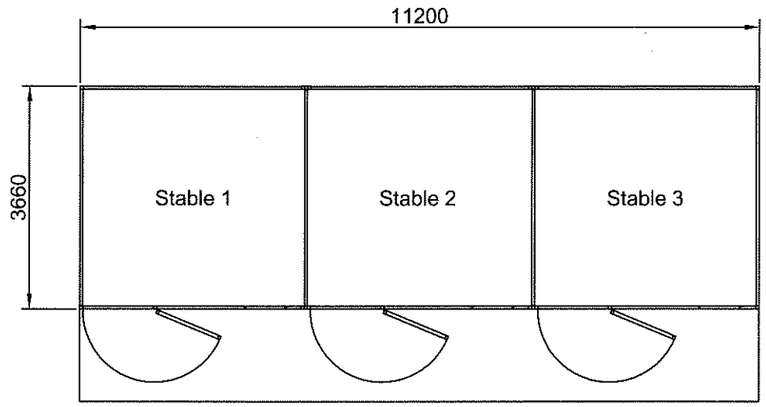
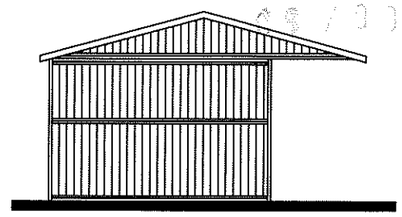
Mr & Mrs D. Lowe

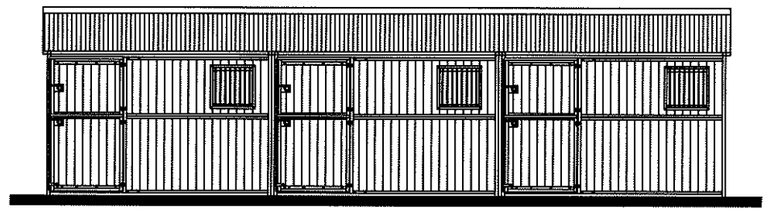
Cholpesdale Farm

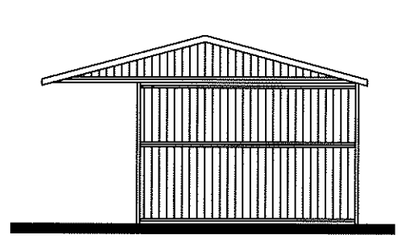
Revised Stable Block Elevations

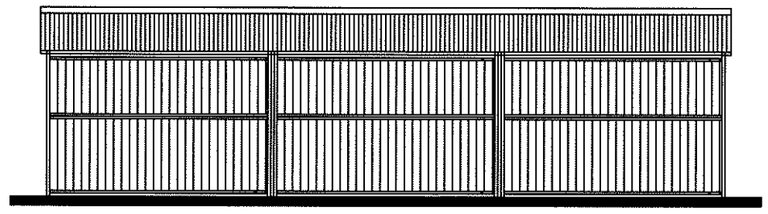
SCALE	1:100
DRAWN	DJR
DATE	09/04/2008
DRG. No	0267-02A











ROOF:- To be covered in Plastisol corrugated roof sheets

EAVES:- Galvanised steel frame c/w horizontal, inset tongue & groove timber Boards, Plastisol flashing

RAINWATER GOODS:- PVC Half round rainwater gutters and circular downpipes attached to wall face.

WALLS:- Galvanised steel frame c/w horizontal, inset tongue & boards timber boards

WINDOWS:- Plexi-glass single glazed with vetical rail grille to the internel side.

DOORS:- Galvanised steel frame c/w horizontal, inset tongue & groove timber Boards

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Mr & Mrs D. Lowe
Cholpesdale Farm
Revised Stable Block

SCALE	1:100 (A3)
DRAWN	DJR
DATE	09/04/2008
DRG. No	0267-01A