

**DESIGN AND ACCESS STATEMENT
FOR
ERECTION OF PROPOSED STABLE BUILDING
AT
LAND OFF TWITTER LANE,
(ADJACENT TO WADDINGTON PLAYING FIELDS)
WADDINGTON,
LANCASHIRE,
FOR MRS Y. RIDGWAY**

320150325P



Date: April 2015
Ref: 4788

from concept to creation...



INTRODUCTION

This design and access statement had been prepared by Sunderland Peacock Associates on behalf of the applicant, Mrs Y. Ridgway. It has been prepared in support of a planning application regarding the erection of a proposed stable building on land off Twitter Lane, Waddington (adjacent to Waddington playing fields and recreation ground).

This document is to be read in conjunction with all other supporting documentation and drawings.

SITE CHARACTERISTICS

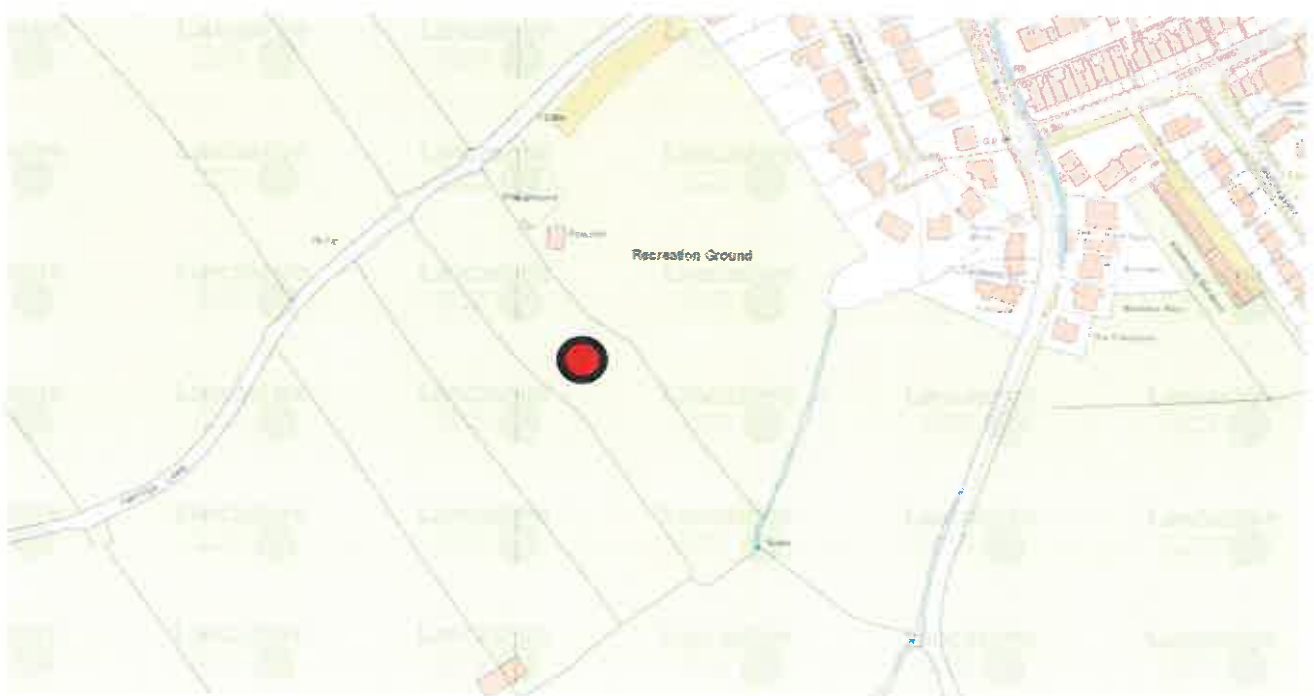
The application site is located in the village of Waddington. Waddington is located to the north west of the town of Clitheroe from which Waddington is accessible via the B6478. Waddington is also located within the Forest of Bowland Area of Outstanding Natural Beauty.

The site in question is located to the south west of the village centre and is accessible via Twitter Lane. The sites immediate surroundings are predominantly rural with very few built structures and is surrounded on all sides by fields. The site is also adjacent to Waddington Playing fields and recreation ground.

The shape of the site is slightly irregular and is long and narrow in appearance.

It is currently used for equestrian purposes in the form of grazing horses. There is also a dilapidated timber shelter located to the west of the sight that is no longer fit for purpose and is eventually to be demolished on gaining planning permission for the proposed stables.

The site is not included within any part of the Waddington Conservation Area and is not part of any Designated or Non Designated Heritage Assets.



PL 1: Map Showing Location of Proposed Application Site.



PL2: View along Twitter Lane away from Waddington



PL3: view along Twitter Lane Towards Waddington



PL4: Entrance Gate Into Application Site



PL5: View Into Application Site

DESIGN STRATEGY

The planning application proposes the erection of a new stable building that will be positioned in the North West corner of the site along with the demolition of the existing dilapidated shelter. The proposed stables are required in order to replace the shelter and provide new accommodation for a number of rescued horses.

The proposed stables will be constructed from a timber structure that is to be built up of a brick plinth. The building will be clad externally with timber cladding with timber doors into each individual stable. Each stable door will also have a metal stable grille (consisting of metal bars) adjacent to it to provide natural light and ventilation. The roof will also be constructed from a timber structure with a rubber membrane roof covering. The roof covering is to be coloured green so as to reduce its visual impact on the area.

The building will not be connected to the local mains sewer system as our client wishes to install a rainwater harvesting system that will collect rainwater from the roof. This therefore removes the need to connect up to the existing surface water drainage system.

Solar panels will also be incorporated into the building to provide power for lighting purposes therefore removing the need to connect the building to the local mains electricity supply.

Paving will also be provided around the building as well as a gravelled area to provide improved existing hardstandings for vehicles which access the site i.e. cars and horse trailers.

ACCESS

Access into the site is to be as existing. The existing site entrance is via a gate that is directly accessible from Twitter Lane.

APPEARANCE

As described above, the building will be sympathetic to the surrounding area whilst ensuring that there is no negative impact caused.

AMOUNT / SCALE

The proposed building will be 12.2m in length and have a width of 5m. The overall height will be 2.7m with an eaves height of 2.2m. The overall area of the building will be 63m² with each individual stable being 11.8m².

USE

The proposed stable building is to replace an existing shelter that is already present on site. The existing structure is now severely dilapidated and is no longer fit for its intended purpose and the client seeks to demolish it. Our client hopes to gain permission to construct the proposed stables in order to provide accommodation for a number rescued horses which our client has provided care for over a number of years in order to nurse them back to good health.

CONCLUSION

It is my recommendation that the proposed building is a suitable replacement for the clients existing dilapidated shelter in which to accommodate the clients rescued horses. The building will be harmonious with its immediate surroundings and I trust that you will view this application as favourable.