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DESIGN AND ACCESS STATEMENT

FOR THE

**PROPOSED REUSE OF EXISTING BUILDING
AND EXTENSION TO USE AS A CATTERY
AND STABLES**

TO LAND TO THE REAR

OF FOUR ACRES

WISWELL

LANCASHIRE

BB7 9BZ

FOR MR AND MRS STANWORTH



Photograph 1 – Building to be converted

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Author: Louise Gill B.Sc. (Hons.)

1. Development and Building Use

The proposed application site consists of a brick built outbuilding that is currently used as a stable, this outbuilding is set within an approximately 1.5 hectare field. The outbuilding is accessed by a track from Pendleton Road. There is an old concrete base to the North West of the outbuilding, where 2 stables were previously situated, photograph 2 shows the stables behind the existing outbuilding, the stables were taken down in the mid 1990's.



Photograph 2 – Ariel photograph of the existing building and building behind

It is proposed to convert and extend the existing building to form a cattery. The existing building will be used as a reception, kitchen, store and WC that will serve the cattery and in the extension 10 no cat pens will be located. Attached to the cattery to the North West will be a 3 stable American style barn, complete with tack room and feed store.

2. Layout

The layout of the proposal has been largely dictated by the existing building and the surrounding trees. Initially it was proposed to knock down the existing building and construct a new building to the Eastern corner of the site. However, it soon became apparent this would affect the roof protection areas of a number of trees in this location.

We were eager to keep the development close to the existing fence/hedge line to minimise the impact on the surrounding area. The building couldn't be located any closer to the hedge line due to the root protection areas, so it was decided the most suitable design would be to make use of the existing building and extend it to a viable size for the rural cattery business. Re-using the existing building also means that the proposed development has a buffer between the cattery and the existing houses to the South East of the site, which in turn reduces the impact of the proposals on the neighbouring properties.

The muck storage area will be situated just within the field gate, this muck will be removed by a local farmer 3/ 4 times a year to ensure flies and smells do not cause a nuisance to neighbouring properties. Within the cattery, the cats will only be able to access the outdoor balconies between 8am and 5pm, this will ensure that any impact on the neighbour's amenity is minimised.

3. Amount

The scale of the proposal is derived from the size of cattery needed to make it an economically viable business, the area of the existing building is 43m², and the proposed cattery extension size is 52m². The client wishes to stable her own horse and 2 liveryes in the attached stable block which will have a total area of 83m².

The pre-application advice received suggested that the size of the buildings initially proposed were not sympathetic to the character of the area. The proposed buildings at that stage had a total floor area of 268m², the area of the proposal now totals 178m². This helps to ensure the size of the proposal is now sympathetic to the character of the area.

4. Scale

The footprint of the proposed extension measures 20.2m x 8.1m, at the widest. It is proposed that the eaves height at the North Western field end will be 3.2m and at the South Eastern end, closest to the houses the eaves height is 2.4m as existing.

5. Appearance

The proposal takes a rectangular form, at the South East end adjacent to the cottages the building is existing, which ensures the current relationship of the building to the cottages is respected. The roof steps down where the cattery turns into the stables, this is to keep the overall size of the building to a minimum, to ensure the mass of the building is in keeping with the character of the area.

The linear appearance of the building, as close as possible to the hedge line/fence line as the root protection areas allow, ensures that the impact of the building is minimised. The building will be clad in waney edge Larch boarding, which will blend into the existing and proposed hedgerows, giving the building an agricultural feel.



Photograph 3 – Waney edge larch cladding

The pre-application advice we received suggested that the metal profiled sheeting was inappropriate, and a more sympathetic material should be chosen. As such the roof will be finished in slate to match the majority of properties within Wiswell.



Photograph 4 – Natural slate

6. Landscaping

The proposed landscaping within the site has been kept to a minimum to ensure the development has a rural/agricultural feel, appropriate to the setting. The only landscaping that has been proposed is a hedge to the North West (field side) of the development, which will screen both the ménage and extension when viewed from Cunliffe Lane. This hedgerow will be planted with native species of local provenance, including hawthorn, blackthorn, rowan, holly and wild cherry.

Mitigation suggested by Bowland Ecology will also be implemented, this involves planting native tree species in the existing hedgerow to infill gaps along the boundary, and this will increase the connectivity in these areas.

7. Access

The proposed development will be accessed via the existing gravel track serving

the existing outbuilding. As suggested by the LCC Traffic Officer at pre-application stage, small sections of hedges need to be removed at the entrance (please refer to Bowland Ecology and Bowland Tree Consultancy reports) to ensure the required visibility splays can be achieved. The width of the access track has been increased to 5 m wide as requested, and will be finished in a permeable bitmac.



Photographs 5 and 6 – Existing field access