

Design and Access Statement

Painley Farm

Knott Lane, Gisburn, BB7 4JF.

Client

Tom Preston & Suzanne Preston

Scheme

Proposed Stables

Site

Painley Farm,
Knott Lane,
Gisburn,
BB7 4JF

Date

July 2019

1 General

This statement accompanies a submission to Ribble Valley Borough Council for full planning permission for the erection of an agricultural stables building. The statement should be read in conjunction with the following drawings & reports:

- OS Location Plan – 16.149.01.007B
- Proposed Site Plan – 16.149.01.011B
- Existing Site Plan – 16.149.003A
- Proposed Stable Plans – 16.149.01.010B
- Proposed Stable Elevations – 16.149.01.006F
- Bat survey

2 Site Location

The site is situated at Painley Farm, Knott Lane in Gisburn.

The site consists of a newly built farm house sat to the east of the proposed stable building.

The site sits alone in open countryside and is accessed via Knott Lane off West Ing Lane.



Aerial View of Site and Surroundings

3 Use & Clients Objectives

The development proposes the demolition of an existing derelict outbuilding and the erection of a new stable building partly in its place. With the existing building falling into decay and unsuitable for the proposed use, it is the intension of the client to enhance the site by replacing the old building with a new traditionally constructed stable building to match the new house on the site. The client will use the building as a horse stables for a maximum number of 4 horses. In addition, there will also be a requirement for an ancillary tack room and a ground maintenance machinery storage room in order to maintain the horses holding and up keep of the land.

4 Amount

The proposed development covers an area of 186sqm or 0.0186 Hectares.

Existing Gross Internal Floor Area

Total 83sqm

Proposed gross internal floor area

Proposed Stables 186sqm

Total Gain 103sqm

5 Access, Layout and Scale

It is the intention of the proposed scheme to enhance the site and replicate the sites historical configuration and agricultural use. Many considerations have been made in order to achieve this. The height and layout of the new building reflect the surroundings and while achieving this preserves the historical and environmental value of the site.

- Access to the site will be gained through the existing entrance road to the site, and while the positioning of the new building will slightly change from the existing building, improvements will be made by implementing new and improved walkways for public use.
- This access provides a through-route to the east of the new building, which is somewhat shielded by the new building and its adjacent wall providing a direct route for the public footpath (3-22-FP 12) which runs through the site and down into the valley below, there is no obstruction or diversions needed to the existing footpaths.
- The positioning of the stable building looks towards the entrance road, reducing the buildings presence for the properties closest to the site and from the valley below.
- The scale of the new building is relevant to its intended use, whilst considering its surroundings and the existing outbuilding which it will replace.
- As this area of the site is reasonably level, there is little need for re-grading. Where re-grading is needed, soil will be packed up to the rear and north side of new stables reducing the elevations impact.

6 Appearance

The new stable building will look to mirror the vernacular of the existing house on the site by using the same materials and style of architecture. The aim of this is to allow the new development to blend in with its surroundings as much as possible. Natural random stone with ashlar details, quoins and heads along with natural stone flag roof tiles will be used to match the property adjacent. Combined these materials will provide an appropriate and well considered materials pallet that will be complimentary to its immediate surroundings and the further local vernacular in the area.

