

Design and access statement

**New Barn Farm, Alston Lane, Alston, Preston PR3 3BN
Mr P Ethel**

**One replacement mixed use building following demolition of
existing building and garages
2nd April 2024**

The applicant owns 7 acres of land at New Barn Farm. The land is used by the applicant to keep sheep and make hay, and to keep two horses.

There is an existing stable block and a mixed-use building that is used for domestic storage, equine storage of feed and bedding etc, plus agricultural equipment ancillary to the land holding. In addition, there are three domestic garages.

The proposal is to demolish the existing storage building and the garages, and to replace them with one new building on the footprint of the existing building, to be used for the same purpose as currently.

The applicant needs a building to accommodate the under-cover storage of tractors and machinery required to service the parcel of land, hay made on 7 acres of the land, and in addition to provide under cover storage for feed and bedding for the horses plus a garaging area for the private cars.

Appearance

The proposed development is for a mixed-use building and is designed in traditional materials for the purpose, being sympathetic to the locality. The proposal aims to maintain the openness of the countryside by locating the building adjacent the roadside on the footprint of an existing building

The size of the building applied for is a reasonable size. The storage of the variety of equipment is required to replace the existing buildi.

Amount

One building is being applied for, which will provide essential storage for the above detailed items

Layout

The layout is open plan for storage

Scale

The scale of the building is modest and provides 205 sq m of floor space.

Access

Access to the building will be from Alston Lane.