

DESIGN & ACCESS STATEMENT IN SUPPORT OF
A PLANNING APPLICATION FOR
LAND ADJACENT TO BIBBS HALL LANE, AYOT ST LAWRENCE AL6 9BZ

The proposal is for the erection of an agricultural style building to accommodate two ponies, a tack room, hay and feed store and machinery store on a section of field adjoining Bibbs Hall Lane.

The field was used by the previous owners of the property for horses, accommodated in a portable stable building, which was removed when the owners sold the property. The image below taken from a video made by the applicant prior to purchase shows the stable building belonging to the previous owner.



The applicant's children are keen horse riders and in order to have their own ponies a stable building is required.

The building will accommodate the two ponies, a tack room, a hay and feed store as well as a machinery store for garden implements and ride on mowers.

As can be seen by the submitted site plan the applicant owns a considerable amount of land around the house, outlined in blue on the site plan, and requires large mowers and other garden machinery to manage the fields, trees, bushes and the garden of the house.

The new building will look like any other agricultural building, finished in shiplap timber boarding with a corrugated metal roof.

The location of the stables is close to the entrance to the field, where there is already a track, it is screened from the road by existing trees and close to the location of the previous owners' stables.

The building is just under 4m in height and as stated on the application form 120m² measured externally.

The stables and tack room occupy 35m², the hay and feed store occupies 39m² and the machinery store occupies 39m². The building will occupy a very small proportion of the field and will not impact on any neighbours or the street scene. The field is just outside the Ayot St Lawrence Conservation Area.

The site photo below shows the field to the right of the gate and fence where the stable building will be located, close to the timber structure visible in the photo.



Further detail of the location of the existing and thus the proposed stables can be obtained from the applicant's video, which was sent to Allison Fox during the validation process.

Access to the field and stables is level ground, albeit fields and farm style tracks but is accessible to both ambulant disabled and wheelchair users.

