Report prepared on behalf of;
IAN ABRAMS CHARTERED ARCHITECT

DESIGN & ACCESS STATEMENT

PROPOSED REPLACEMENT STABLING ADJACENT TO:
SLYLARK COTTAGE
BELL LANE
NUTHAMPSTEAD
HERTFORDSHIRE

SG8 8ND



FOR:

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09.05.18

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Assessment:

Context
The proposal affects a stable on land directly opposite Skylark Cottage. Skylark cottage is grade II listed. The stable is located on the North side of Bell Lane, which is opposite Skylark Cottage.

Brief
To demolish the modern C20 timber stables, which are in a poor state of repair. Replacing with two Grand National Loose boxes and a Grand National Tack room with an additional canopy.

Policy
Planning policy pertaining to this particular development:

National Planning Policy Framework, March 2012

The National Planning Policy Framework (NPPF) came into force in March 2012 and a key tenet of the NPPF is a presumption in favour of sustainable development and positive growth.

Planning for the Historic Environment.

Delivering Sustainable development.

Design
The proposals are displayed on the accompanying application drawings. The proposals consist of demolishing the existing unusable C20 stable. Replacing it with two Grand National Loose boxes and a Grand National Tack room totalling a size of 7.2m x 3.6m with an additional 1.2m canopy.

The proposed horse stable is timber framed, natural shiplap timber cladding in a natural finish. External joinery will be timber, with a timber canopy and corrugated bitumen sheet roofing.

Access
No alterations are proposed to the existing vehicle entrance from Bell Lane.