

Design Statement

Holborn Farm Bungalow is a private residence where the owner keeps four Horses for her own enjoyment. She has several buildings in the curtilage of the Bungalow in varying conditions.

This application seeks to replace a Storage Shed which is currently standing but at the end of its useful life (Location A on the satellite picture below) and to build new stables on an old footprint of a recently part fallen down part demolished outbuilding. (Location B on the satellite picture below)



Existing & Proposed Shed

The Existing shed (A) has a footprint of approximately 195m² and there is another 65m² to the south where an older building once stood. The shed is 50 plus years old and the owner seeks permission to replace it with a much higher specification Storage Shed.

Below viewed from the East



Below viewed from the South



Below viewed from the West



Please see Drawing CM 05 for the proposed Plan & Elevations. The Shed is to be kept the same size but moved 4m South so that it is sited on the footprint of the older building which will move it away from the neighbouring barn at Holborn Farm House to the North.

Demolished Out building and Proposed Stables

The Original Outbuilding (B) has recently been fully demolished as it had partially fallen down and become too dangerous to use.



A slab is all that is left which the applicant plans to extend to build the Stables on. A modest hardstanding to the front will be needed to suit the stables and their day to day use.



Please refer to CM 07 For the proposed stables which will be approximately 100m2 not including the front canopy. They will be purchased from a reputable stable company and inspiration has been taken from the image below.



Access & Parking

There will be no change to the access from the highway. There will be no change to the amount of parking available. Only the top half of the Storage shed can be seen from the road behind a small fence as the road is a good deal lower than the site meaning there is also no risk of flooding.

The client plans to plant hedgerow along this fence to ensure the development can not be seen from the road this will also provide at least a 10% biodiversity net gain.

