

M Scott / Architectural Design

Supporting Statement

For

Redesign and relocation of stables and diversion of footpath

At

West Barn, Friends Green Farm, Friends Green, Damask Green Road, Weston SG4 7BU

This application seeks approval for the redesign and relocation of stables previously approved under 23/01478/FP and alteration of the footpath crossing the site to a safer route.

Proposal

Stables

Stables have been approved under 23/01478/FP. The client has been in discussions with planning on the possibility of a different shape and for the location to be changed for the approved stables. The principal of the stables being constructed has been agreed by virtue of the previous approval. The revised design is the same footprint as previously approved, just the layout is altered. The revised layout compacts the building to a more square shape thus reducing the overall length. The roof pitch is lowered to 20 degrees to keep the building heights similar. This results in no building volume and not affecting the openness of the greenbelt.

The location of the building has been pushed further into the site. The proposed new location starts about 1m in from the previously approved rear elevation. The new location prevents the existing stables from being constructed thus preventing the construction of both if the council is minded to approve this revised application.

Materials will be as previously approved, there is no change to these.

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Footpath

The previously approved location of the stables was to accommodate the existing footpath through the site. The proposal is to divert the existing footpath North about 12m to align with a gravel drive. The footpath Weston PF 022 starts on Back Lane North of Friends Green Farm entrance. The path is accessed of Back Lane via a timber footbridge (Image 1).



Image 1 Footbridge

The path then travels diagonally across a field to the corner of the field until it intersects with a hedgerow. The proposal is to align this section of the footpath to a gravel drive that naturally intersects with the existing footpath. The length of the existing footpath to the new intersecting point is approximately 63m. The length of the proposed new diversion from the road is approximately 58m to the new intersection point, a difference of only 5m. As you can see from the images below, the start of the proposed diverted footpath (Image 2) is wide and safe and removes the need for maintenance on the timber bridge. There is a vehicle gate about 16m from Back Lane along the proposed new footpath route. There has been a pedestrian gap provided to pass the gate without the need to open any gates. The width of the gap exceeds the minimum requirement of 1m and is on average 1200mm wide (image 3)

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Image 2



Image 3

Conclusion

The diversion of the footpath will not effect the usage, access or destination. The proposed new access point is safer and will reduce maintenance costs to the council for safety checks on the foot bridge. Consultation for the changes as been discussed and in principal agreed with planning and there is no reason to refuse the revisions.

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