Design Statement

in support of a

Full Planning Application

for

Field Shelter / Stable

at

Land adjacent to Holly House

prepared by

Atelier 17 Ltd



August 2023
Rev A

Design Statement
Proposed Field Shelter / Stable and ground works on Land adjacent to Holly House , Kingsdown

This document has been prepared by Atelier 17 Ltd on behalf of the site owners and is to accompany a Full Planning Application.

1.0 Introduction

The existing site is part of a agricultural small holding associated with the adjoining dwelling known as Holly House, located in Kingsdown, near Box. The site itself sits on a northward facing slope behind a stone boundary wall adjacent to the public highway. The site is currently grass and is visually separate from the main house by a tall native hedgerow to the west. Immediately to the north of the site, separating it from the main grazing field, is an established gravel access drive which connects to the public highway at the south east corner of the property. This access is also shared with access to the dwelling house to the west (which also has independent access to the public highway).

The site and the field below has been in constant use for grazing for a mix of sheep, goats and horses for many years. The however, the current owners who have horses have to use stabling away from the site during the winter as there are no facilities onsite to house them. This is both unsustainable from an environmental perspective and impractical in terms of time and access.

2.0 Proposal

The proposals are to provide a traditional small scale agricultural building which will provide stable for two horses and when horses are not located at the site, a field shelter for the existing sheep onsite.

3.0 Design

3.1 Siting

The site a it stands is sloping and tucked behind a retaining wall. The ground level is significantly lower that the adjacent public highway and the access to the north is lower again. This level change is to be exploited to make the proposed stable block virtually invisible from the public realm.

The ground to be cut to provide a level site for the building and provide a flat apron around the building for access, maintenance and to provide an appropriate approach for horses from the field beyond. To retain this cut into the landscape a small rubble stone retaining walling tis to be constructed set away from the existing wall so as not to undermine its structural integrity. This wall will mimic he construction of the existing boundary wall.

The gap between these two walls is then to be planted with a mixed native hedgerow, continuing the existing planting to the west. This hedgerow will also bound the east edge of the site so that the structure cannot be seen from the high when approaching from the east.

3.2 Building

The building will be a typical modern field shelter / stable block of timber construction with a dual pitched roof, partially overhanging the apron the north provide a sheltered area below. The height of this building has dictated the required level of reduced dig (along with providing appropriate

relatively flat access to the lane), and also to the extent that the ridge line will be below top of the existing boundary wall.

All of the above can be seen illustrated on the proposed Drawings A17 23 31 P03, P04 and P05, submitted as part of this application.

4.0 Impact Assessment

The agricultural areas within the landscape immediately surrounding the site numerous buildings and structures which are agriculturally related. As such, the principle of siting a small agricultural building in this location is entirely commensurate with the land use and does not impact on the overall setting or character of the area.

In detail, the groundworks and positioning of the building has been design to both work with the existing landscaping to limit the scop of work but also to reduce the visual impact of the building in the public realm. From the road level to the south the structure will be hidden from view, the roof may be partially visible from any first floor windows of the building on the opposite side of the road but this will be far from intrusive. The building will only be glimpsed from the distant views from the north across the value due to is diminutive scale and the placement of existing trees. In addition, with the roof being set below the top line of the existing wall, it will not brake any of the existing profiles.

We conclude that whilst the proposals will introduce a new structure into the rural countryside, it will, due to its use, scale, materials, siting and proposed screening works have no negative impact on the overall openness and setting.

5.0 Summary

In summary and on behalf of my client, we consider that the details of this application comply with all the relevant planning policies and as such we seek approval for the proposals.

Atelier 17 Ltd
August 2023












