



Design & Access Statement

Eastside Cottage
Marlborough

25085
Rev A
DEC 25

Eastside Cottage, Marlborough

Purpose of Application



Fig. 01 Google image of the site showing the extent of the proposed paddock

The applicants seek permission for a land change of use from agricultural to equestrian with the construction of 1 no. 2 stall stable.

The red outline indicates the area of land proposed to be a paddock. The Applicant owns the neighbouring property (blue line) which is a Grade II Listed Property (List Entry Number: 1284637). Due to the small size of the proposed stable, we believe that there will be no impact on the existing cottage.



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Access



Fig. 02 Photo of the existing access gate



Fig. 03 & 04 Site photos showing the location of the existing access.

There is an existing access gate off the main road towards the northern part of the site. This gate will remain in place and no changes are proposed. Due to the existing access, no consultations have been made.



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Stable Proposals

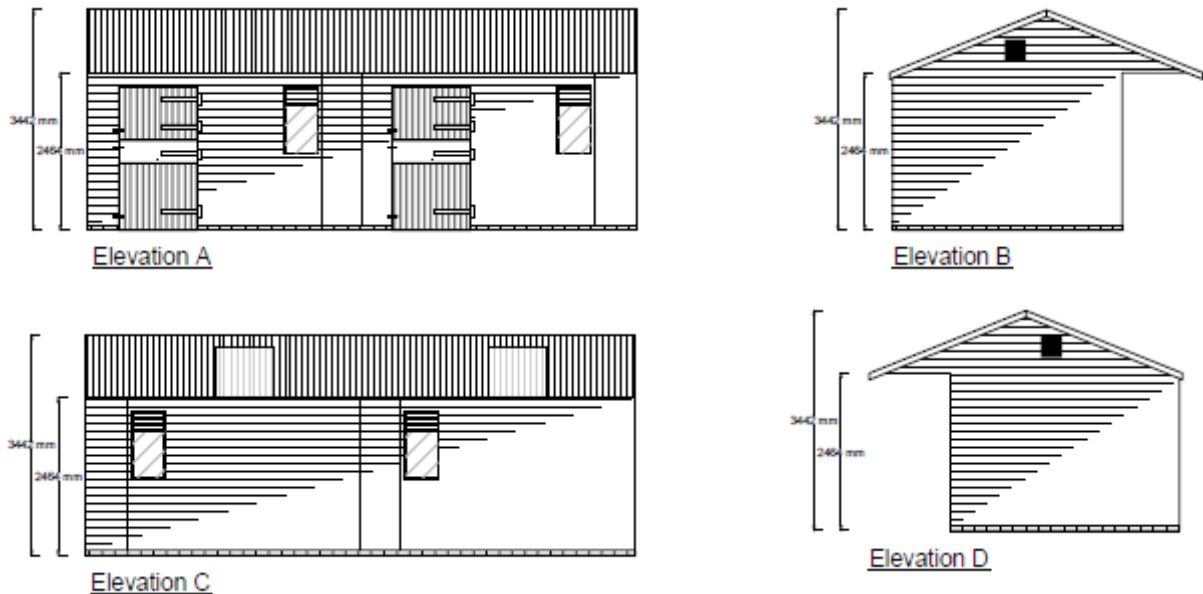


Fig. 05 Proposed elevations of the stables

The Applicant wishes to construct a modest 2 x 4.2m x 3.6m Stable with an additional 1.2m Canopy to the front. The stable will house two horse stalls.

Materials/ Appearance:

In keeping with traditional stables the proposed materials are to be Shiplap Cladding and Corrugated Roofings sheets. Please refer to the proposed drawings above.



Fig. 06 An example of the proposed stables



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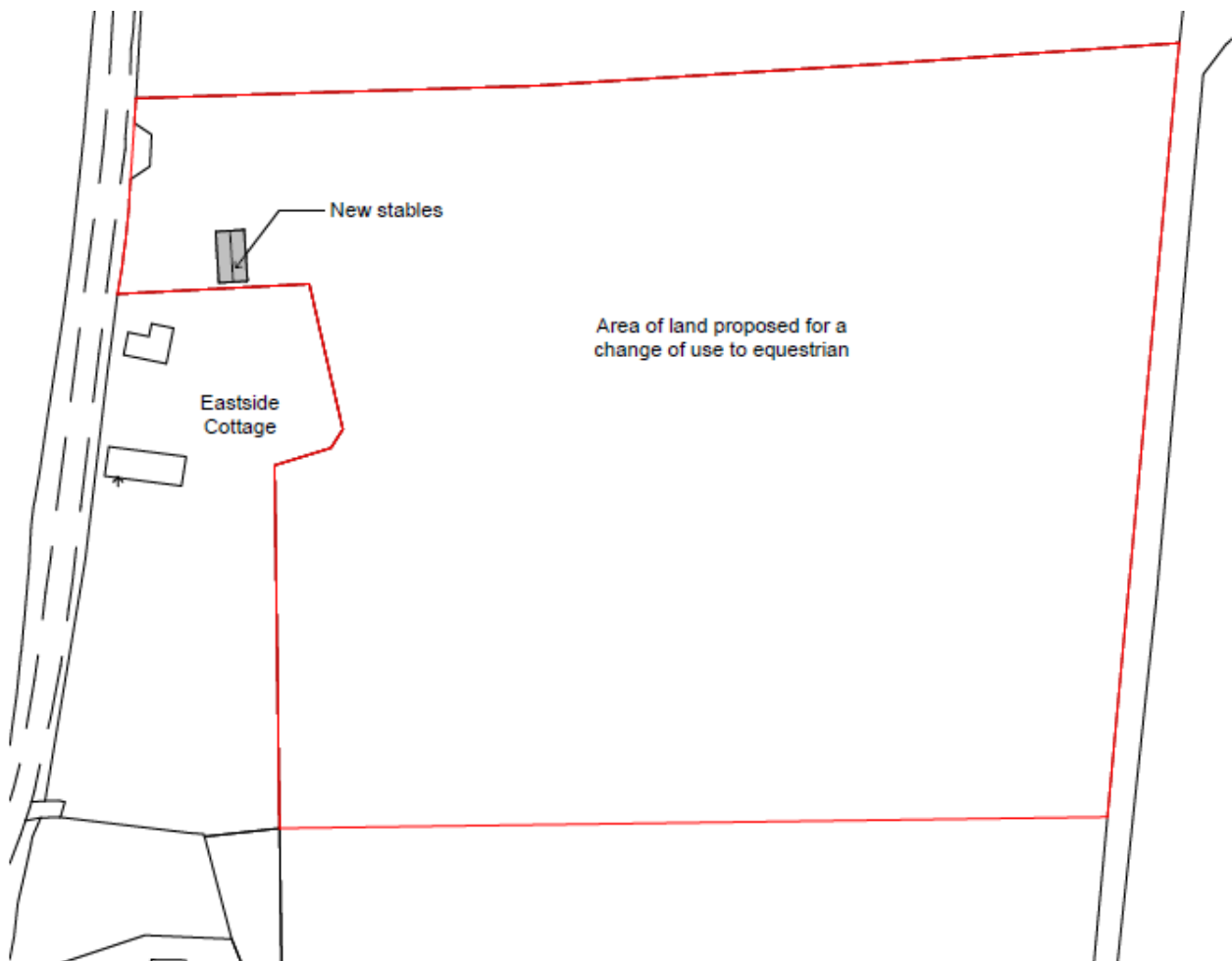


Fig. 07 Site plan showing location of proposed stables

Stable location

The proposed stable will sit near to the existing access, along the boundary with the existing garden to the Eastside Cottage.

No trees will be impacted by the proposal and due to the small footprint of the stables, there will be a minimal impact on the site.

Protection of Breeding Birds

The applicants are aware of their responsibilities under the Wildlife and Countryside Act 1981. Whilst it is not intended to remove or otherwise destroy habitat currently used by breeding birds, care will be taken to minimise disturbance to birds nesting in the hedgerows and adjacent woodland between March to August.

Bats and other protected species - Protected species under EU Regulations

The applicants understand that all bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010 from disturbance and harm.



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Photographs



Fig. 08 Image from the top of the existing garden with the proposed paddock to the left of the post and rail fence



Fig. 09 Image from the top of the existing garden with the proposed paddock to the left of the post and rail fence



Fig. 10 Location of the proposed stable along the existing fence line of the garden, with the cottage behind.



Fig. 11 Photo showing the existing access to the left hand side

Architect

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