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HERITAGE AND DESIGN AND ACCESS STATEMENT

PROPOSED BARN AT NORTH LIZARD RIDING SCHOOL, LIZARD LANE, SOUTH SHIELDS

North Lizard Riding School is located in Green Belt.

The existing property comprises the Riding School itself with a training area, additional stables, other existing residential properties, ancillary office buildings, and barns, with a hard surfaced (tarmac) parking and service area.

Previous Permission has been granted to convert three of the existing stables to cottages.

Within the previous Planning applications the applicant also indicated his willingness to demolish the existing barns on the site to restore the openness of the site nearest the cliff top and to reinstate additional green space.

To compensate for the loss of the existing barns the owner would like to construct a new, smaller, barn on existing hard surfacing within the existing cluster of buildings so it has no adverse effect on the openness or view of the Green Belt.

In terms of Access, level access will be provided to both a personnel door and vehicular access doors. The personnel doors will be wide enough for wheelchair access, with a low level thresh, and the vehicle access door will provided unobstructed level access, so there should not be any access issues.

The amount of development is as described above – a new detached barn.

The layout of the barn will be completely open with the front access doors previously described.

The scale of construction will be single storey, 10m. x 6.5m., with an eaves height of 4m. and a maximum height to the ridge of the roof of 4.9m.

The appearance of the building will be green metal clad (Ral 6002) in recognition of its location in the Green Belt.

No landscaping is proposed as the barn will be located on existing hard surfacing.

The proposed barn will not result in any additional traffic movements to and from the site, and existing parking, servicing, and vehicle turning arrangements are unaffected.

There is no history of flooding at the site. The proposed development is considered to be at low risk of surface water flooding, identified in the Environment Agency's flood risk maps, and would in any event not suffer any measurable damage if it were to flood.

The barn would not result in an increase of permeable surfaces within the site boundary. The site is based on freely drained lime-rich loamy soils, and any run-off would naturally fall onto open grassland and the cliffs/sea beyond. Therefore, it is suggested the disposal of surface water would be via soakaway.

A Phase 1 Contamination Report was submitted as part of the Planning applications for the stable conversions. No further action was deemed necessary in relation to contamination.

Due to the limited size of the proposed barn and the exemption recently introduced by the Government in relation to small sites Biodiversity Net Gain does not require any consideration.

The reinstatement of the area around the existing barns and the removal of the existing barns provides a net gain in terms of bio-diversity as this part of the site will be returned to a naturally green space with no formal landscaping proposal.

An Environmental Appraisal was also submitted as part of the previous Planning applications.

No mitigation measures were identified, but any vegetation clearance will be undertaken outside of bird nesting season of November to March inclusive. No trees are to be removed.

The site works will be carried out entirely within the existing hard surfaced area. No additional land will be directly affected by the construction works or the creation of a site compound, provision of welfare cabins, etc., which would in any case need only limited provision as it is anticipated that materials will only be delivered to site when they are required, and the frame/cladding completed within a matter of days.

The proposed work will not adversely impact the character or setting of the Riding School, or the Green Belt as a whole.

For all of the reasons stated above the proposals are therefore considered to be justified.