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DESIGN AND ACCESS STATEMENT

Project: New manège and stables at Stonebridge House

Site: Stonebridge House, Eyton, Wrexham, LL13 0SP



Fig. 1 – Proposed 3D Visual

To be read in conjunction with drawing No's and details;

- SH/PD/01-Rev-D-Site plans & Site section
- SH/PD/02-Rev-B-Floor plans
- SH/PD/03-Rev-B-Elevations
- Ecology report prepared by Pearce Environment
- Tree report prepared by Stephen Cutmore, Chartered Arboriculturist
- Landlok 450 Data sheet (34)
- SportPro-LED-Data Sheet
- Stone Bridge House Horse Arena
- Pegasus Arenas timber fencing

1. Introduction

This statement is provided in support of a planning permission application at Stonebridge House, Eyton, Wrexham, LL13 0SP. The proposal is for a new stable block and manège on the land adjacent to Stone bridge house.

Stonebridge House is a detached brickwork dwelling situated on the A528, 200m South of the cross roads at Cock Bank. The property is East facing, with the land that forms the basis of this application to the North and West of the property.

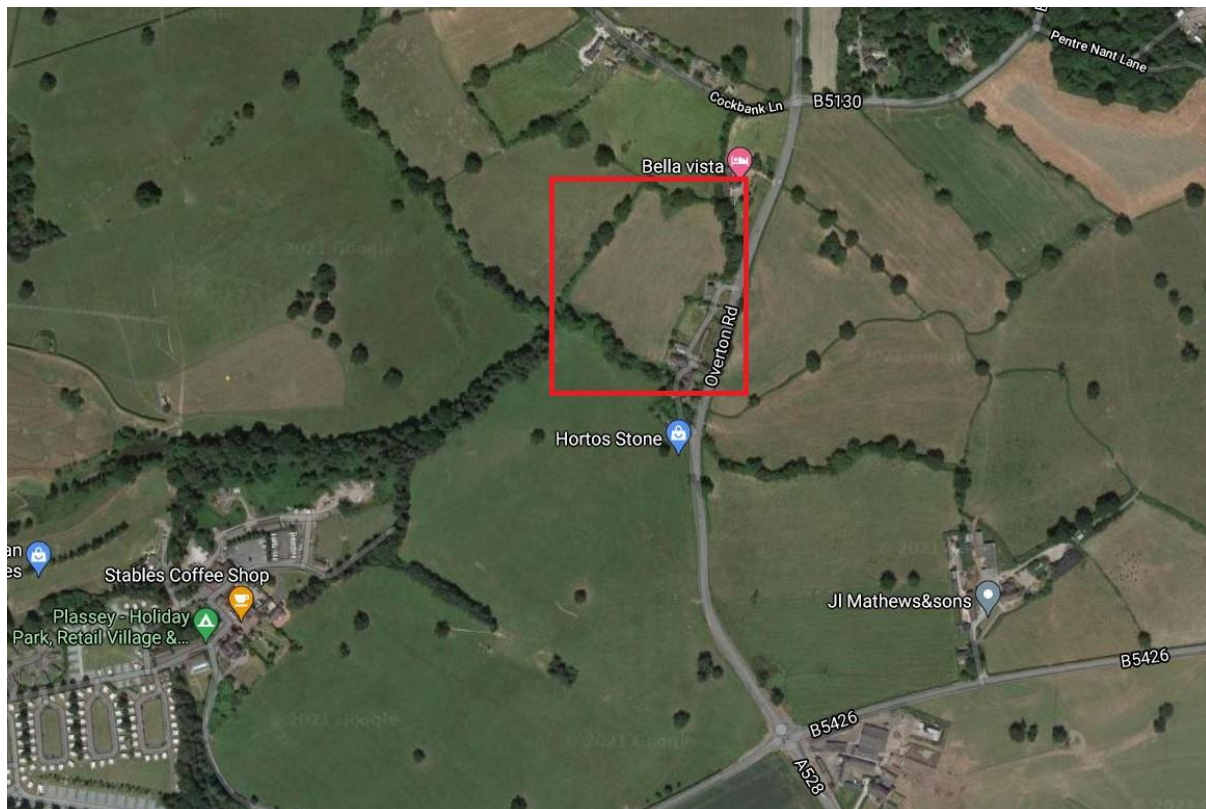


Fig. 2 – Location of Existing Site

The proposals being submitted is a revised scheme referenced P/2020/0866. This was withdrawn on the planning departments recommendation due to National Resource Wales stating there were GCN onsite; this was a mistake. Upon contacting NRW they looked at the ecology report again and apologised for their mistake and causing the planning to be withdrawn. The new plans feature a revised site layout and building design, which is less intrusive into the site, yet is still fit for purpose and will allow the client the opportunity to fully enjoy the use of her horses, land and property. It also takes into consideration the suggestions from the ecologist, moves the build away from tree lines and reduces the amount of land dug out and size of the retaining wall for the manège.

2. Proposed Layout & Design & Scale

The proposed works are the creation of a new stable block and manège on land owned by the client directly behind their home. Due to the proposed site being sloped, careful consideration has been given to the stable design and to the location

of the building and exercise arena. Balanced design principles have been applied so that the scheme is not too impactful on the land, but it can remain feasible to construct and still provide the client with something that is suitable for their needs. Careful and extensive consideration has taken place over the last 11 months along with a specialist equestrian company to plan the minimal development needed for the client's 4 horses.

Stable Layout and Scale

When we were approached by the client for this development, they had a very clear idea on what type of building they required. The client is a huge horse enthusiast, who cares greatly for her animals. They were looking to construct a suitable shelter and exercise area for the horses, some of which were prone to laminitis and mud fever and were not really suited to being left grazing in open fields. These horses would require dry paddock areas in order to stay healthy and injury free.

The client has several horses, some of which are at the large end of the size spectrum being 17hh+ in size. The client also owns several different types of saddle and bridles used for the different types of equestrian discipline that she competes in. When the brief for the design was developed, it was determined that ample space would be required for the safe storage of the high value horse tack, food and bedding for the 4 horses and lockable storage space for any plant, farming equipment or trailers that the client owned and used in connection with keeping the horses.

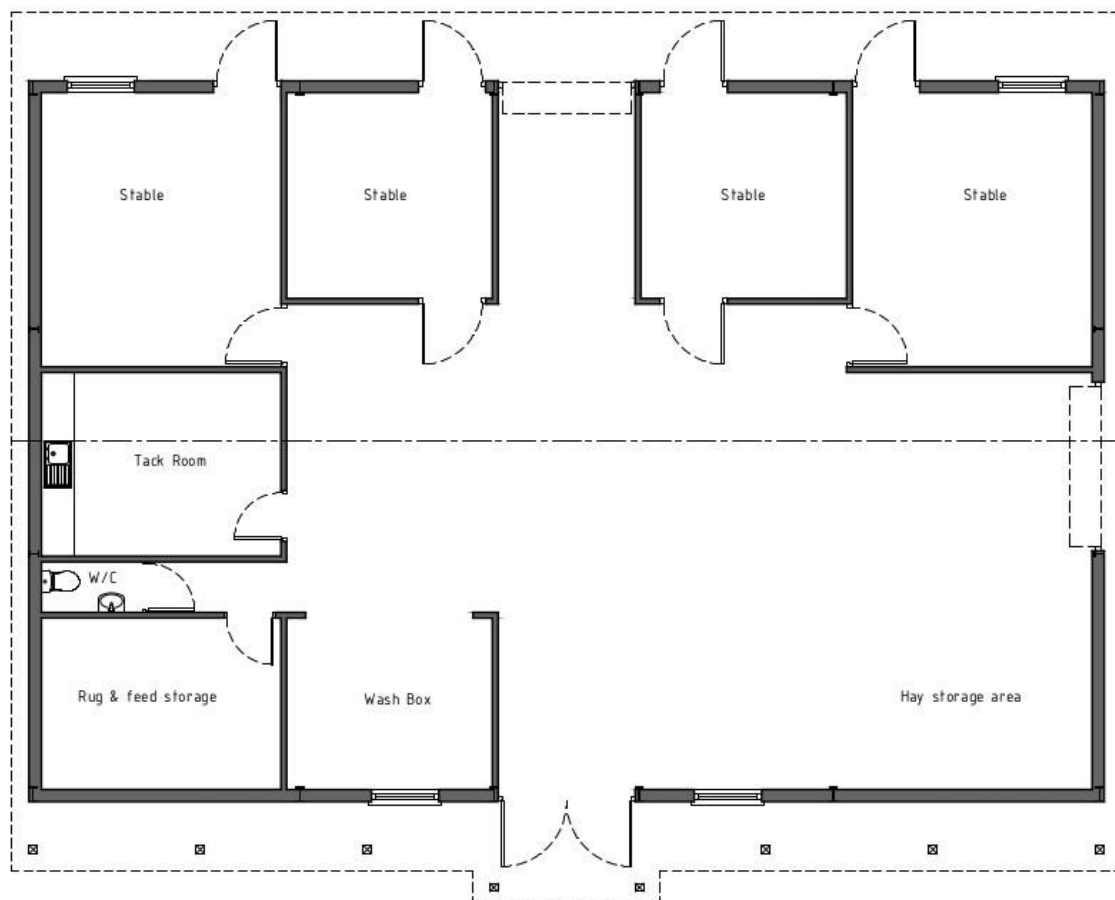


Fig. 3 – Stable Floor Plan

Specialist guidance on stable size was sought from Pegasus Areas and the clients vet (Heath Equine) as well as the clients' personal experience with her horses. Having both smaller and larger horses it was carefully considered that two 12x12 and 2 16x14 were needed to house her horses safely and consider their welfare and size.

The tack room size was determined by allowing enough space for the storage of the multiple tack and saddles owned by the client for each horse. As well as first aid equipment, boots, grooming tools and other equestrian equipment.

There is a dedicated drying space for the multiple rugs and fly sheets that are accumulated by the ownership of 4 horses. As well as room for hard feed storage. A wash box to wash and dry the horses is also included to allow for enough space to hose the horses down after exercise and prepare them for competitions and any veterinary work.

The hay storage area is also appropriate in size of the intended purpose when consideration is given that the area is only single storey and it will store dry bedding and large haylage bails that require machinery to move. The bails are also normally delivered to site in bulk via lorry or trailer so will occupy more space than might be used for somebody with less animals and a smaller storage requirement. Farm machinery and vehicles with trailers will require adequate turning space around the building in order to operate safely. This area will also house the wheelbarrows and tools and the door will need to be kept free for access.

Stable Design

When choosing their preferred architectural style for the stables, the client looked to similar stables that had been approved in the area and decided that they would like timber clad stables with a brickwork plinth and fibre cement roof. It was felt that this would be an attractive design and that it would blend in well with the brickwork of Stonebridge House yet still retain an agricultural feel given its location to neighbouring farms and its location in the countryside. She felt that with the surrounding trees that the wood cladding would be most sympathetic to the area.



Fig. 4 – Proposed Elevations

For the revised scheme, the porch area on the front of the building has been reduced in size. The planning department commented that the original porch design felt too domestic in appearance, the client really liked this aspect to the design as it was their entrance into the building from their home as well as ensuring the rain does not

enter the building and wet the stored hay when the doors are open for ventilation, so it has been retained in a reduced fashion to suit.

The roof has been redesigned so that there is a small overhang on the rear of the stables to ensure that the horses have cover from the rain when putting their heads over the doors and to avoid rain coming into their stables. There is a small set of paddocks at the rear of the building which are being provided for the horses that have issues with remaining out in open pasture land. They may use this area to be turned out for exercise, the small overhang will provide the animals with shelter when it rains or shade when it gets too hot also. A decorative clock tower and weather vane has also been added to the revised design. The clock will face the Manège and will help to manage time when exercising the horses.

Manège Design, Layout and Scale

The client needs a 25m x 40m manège in order to exercise her horses. This is domestic in size as a commercial yard will have a minimum 60 x 30 manège and 12 – 20 stables.

In the revised scheme, the manège orientation has now been rotated 90 degrees and moved 3m's further away from the stables and paddocks. This was to reduce the amount of land dug as originally it was a 4m retaining wall and also ensures it is well away from any root protection zones. The site is well screened by long established trees, so the manège will have very minimal visual impact.

External lighting is proposed for the training arena and stables only, to allow the client to exercise the animals in the evenings after work therefore showing that this is a truly domestic application. Lighting will be positioned so that it does not cause undue light spillage onto neighbouring properties due to the Asymmetric design Sports Pro reflectors and will be switched off after 9pm. The levels of light spillage produced from the manège will also be minimized due to the higher banked ground levels around the arena.

A full tree report has been produced for the site by Stephen Cutmore, Chartered Arboriculturist. Now that the manège has been reorientated, all of the new development is outside of any of the tree root preservation zones, so the environmental impact of the new manège has been reduced even further from the original proposal.

An Ecology report and design action plan has been prepared by Pearce Environment to support the new development in line with requirements requested by Natural Resources Wales.

As well as the action plan prepared by Pearce Environment we are proposing additional biodiversity measures that will include all the banks around the manège to be used as a wild flower meadow. This would be a Bee and Butterfly mix to include borage, cornflowers, poppies 11 other wild flower species and 7 grasses in a 20:80 mix, cut once per annum in the Autumn.

3. Conclusion

To conclude the application seeks planning permission to construct new stables and an exercise arena for the client to greater enjoy the use of her land, care for her

animals and to enjoy her hobby. It has been designed to be constructed in materials that compliments the existing dwelling, in order to integrate the development visually with the existing surroundings.

It is considered that the proposals are off a suitable scale for their intended purpose, sympathetic to their setting and are considered to have minimal impact on the surroundings.