

DESIGN AND ACCESS STATEMENT

Construction of Stables block and floodlit Manège at:
Caretaker House, Hafod Road, Wrexham. LL14 6HF.

DMS ARCHITECTURAL SERVICES
01978 253662 / 07962 422229
dms.wrexham@gmail.com

DECEMBER 2019

CONTENTS

1. Introduction
2. History
3. The proposal
4. Access
5. Ecological considerations

1: INTRODUCTION

1. This statement forms part of a Planning Application for the proposed construction of a Stables block to include 3No. Individual stables, tack room and solarium/wash box and outdoor floodlit riding arena all for the personal use of the applicant. The applicant is Ms. Nicola Selvey who resides in the adjacent property, Caretaker House.
2. The existing Stables block is of timber construction under asbestos/cement corrugated sheeting and in a state of disrepair. The adjoining paddock is used as a riding area and is of undulating grass. The existing Stables block has been positioned in area known to be susceptible to flood risk from storm water and being of timber construction is now showing signs of resultant deterioration.
3. It is proposed to reposition a new Stables block away from the area susceptible to flooding and provide a dedicated riding area having a suitable safe surface for both horse and rider with floodlighting for use in winter months.
4. Horses will continue to reside in the new Stables block, as has been historically the custom, and will be exercised in the proposed manège and so access to the road will only rarely be required as is the existing situation.

2: HISTORY

1. Caretaker House was original built as part of the Hafod Colliery which began production in 1880 and ceased in 1968. The land was reclaimed in the 1990's and is now a key ecological corridor that includes Bonc-yr-Hafod country Park some 41 metres to the West. Caretaker House is one of very few buildings which remain from the colliery estate and has been in use as a private dwelling for some years including the existing Stables block with a small extension to the house being added in 2007.

3: THE PROPOSAL

1. The existing Stables block is situated in an area susceptible to surface water flooding as indicated on Natural Resources Wales mapping and is in a state of disrepair. It is proposed to resite a new Stables block away from this area and of sustainable construction.
2. There is an existing paddock fronting the existing Stables block where horses are exercised, it is proposed to provide a dedicated area 40 metres by 20 metres enclosed by timber post and rail fencing 1.2M in height. A new user friendly equine surface will be provided over

consolidated hardcore and french drain system to include geotextile membranes. A single 3M “five bar gate” will provide access to the arena from the West.

3. Floodlighting will be provided for use in the winter months consisting of low powered LED floodlights in four positions supported off posts 5M high. The lights will be positioned to angle downwards into the arena and will not be visible from outside the curtilage of the property.

4: ACCESS

1. The day to day vehicular access to Caretaker House is from Hafod Road to the North of the property and there is direct access to the fields, paddock and stables from a gate to the south of the property. The proposals will not affect the frequency of traffic to and from the property as the equine activity will continue to be for the personal use of the applicant.

5: ECOLOGICAL CONSIDERATIONS

1. A Recent survey has been carried out by Environmental Consultants and in their opinion the development has low potential for Great Crested Newts to be present and no direct or indirect impacts are anticipated as a result of the proposed development. No other species pertinent to their study were found and no field signs of other protected or notable species were observed. The survey concluded that the proposals are classed as a minor development and of a very small scale and localised nature.