Proposed Stable Block and Manège

The Dovecott, Ratby

DESIGN AND ACCESS STATEMENT

MAY 2011

This statement has been prepared in support of the application for full planning permission with listed building consent to erect a stable block and manège at The Dovecott, Burroughs Road, Ratby, Leicestershire for Mr and Mrs D. Thompson.

The application follows pre-application consultations with the planning officer, Mrs Eleanor Shaw of Hinckley and Bosworth Council, and the current enclosed proposals have been designed to take into account her comments on the 22nd February 2011.

SITE DESCRIPTION

The Dovecott is a barn conversion, with 9 acres of land, situated in a small secluded residential development of five individual properties within a 40 acre estate approximately 1.3 miles from the village of Ratby.

The 40 acre estate was originally one property, Old Hayes Farm, with the neighbouring Old Hayes Farmhouse as the original residence and the other properties forming the associated outbuildings. The Old Hayes Farmhouse, and surrounding moat, is a Listed Building of the early 17th Century.

The proposed stables and manège are to be situated in an adjoining paddock, enclosed with post and rail fencing, extending to approximately 0.5 of an acre to the rear of the house.

SUSTAINABILITY

The proposed development will provide stabling and a training area for my clients' horses, and as such will present no additional impact from vehicular movements, management or control in a sustainability sense, given that the proposals are for personal and private use for the occupiers of The Dovecott.

PHYSICAL CONTEXT

The five properties are surrounded by open countryside consisting of pasture land and woodland which has recently been planted with 2000 native English trees. The location chosen for the stabling and manège is beyond the residential curtilage situated in the immediately adjoining paddock. It is well screened, by an existing hedge, from views from the public footpath that adjoins the land holding. The proposed stabling is positioned some 50m from The Dovecott to provide security and management of the horses and equipment.

SOCIAL CONTEXT

The proposal for stabling and manège complements the residential use of the adjoining dwelling under my clients' ownership, providing security and management for their domestic horses and associated equipment. Field shelters and horses are also already situated in a neighbouring property.

All neighbours have already been informed about the proposed development and all have agreed in principal that they would have no objections to the new development.

ECONOMIC CONTEXT

The proposal will have no adverse impact on the local economy, no jobs will be created, but additional supplies and facilities will be purchased locally to provide feed and equipment for the keeping of my clients' horses.

PLANNING POLICY

The site lies within the open countryside as defined in the Hinckley and Bosworth Local Plan adopted in February 2001, and in the emerging local development framework. The site is also situated in a particularly attractive area of open countryside as defined by Policy NE9. The following Policy's support the proposed development:

- Policy BE1 – Design and siting of development
- Policy BE22 – Riding Stables and associated uses
- Policy NE5 – Development in the countryside
- Policy NE9 – Areas of particularly attractive countryside

PRE-APPLICATION CONSULTATION

During the pre-application consultations with the planning officer, Mrs Eleanor Shaw of Hinckley and Bosworth Council, she recommended the following actions which have been incorporated into this design:

- Change of material of the stable building. Originally the stables were in timber to mirror outbuildings on neighbouring property, however it was advised to change this to materials matching The Dovecott i.e. brick walls and tiled roof.
- Change of material for the manège surface. Originally a silica sand & fibre mix was chosen to provide a more natural looking surface but it was advised a rubber or woodchip surface would be a lesser contrast next to grass. Rubber was chosen over woodchip as woodchip is more prone to rot and harvest insects and therefore not a long term solution.

DESIGN PRINCIPALS

USE

The stabling and manège will provide accommodation and a training area for my clients' horses.

AMOUNT

The proposed stable building, which consists of 3 stables and a store room, has a gross external floor area of 70m^2 and a ridge height of 3.35m. The 40x20m manège has an area of 800m^2 .

LAYOUT

The stable block and manège are located 50m from The Dovecott with an existing hedge providing a well-screened development but with ease of security, management and control from the main house, but far enough away from neighbouring property. The access gate is immediately adjoining the existing driveway to provide easy access to the paddock land.

SCALE

The stable block is adequate for the accommodation of a maximum of 3 horses and equipment. The proposed manège is the smallest approved size for dressage and therefore considered to be of suitable size to allow exercising of horses.

LANDSCAPING

The existing hedge around the paddock will be retained which provides adequate screening to the public footpath.

APPEARANCE

The materials used are considered appropriate for the proposed location as they match the existing buildings at this location. The materials comprise red brick for the walls, tiles for the roof and cream painted timber doors and windows to match The Dovecott.

ACCESS

The current access to The Dovecott is through an electronic gate at the end of Burroughs Road and along a long driveway to the house. The access to the site will be along this same route with the access gate at the end of the long driveway. However the only vehicle access to the site will be for emergency vehicles and the farrier who will visit once a month.

CONCLUSION

The development has been designed to have minimal impact on the surrounding open countryside, being contained in the existing paddock area adjoining the residential curtilage of The Dovecott. It is well screened from surrounding countryside and public footpaths, with the existing hedging retained. The mass, scale and materials of the development are considered appropriate and sympathetic to its surroundings.