

## DESIGN AND ACCESS STATEMENT

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BROCKHILL STABLES  
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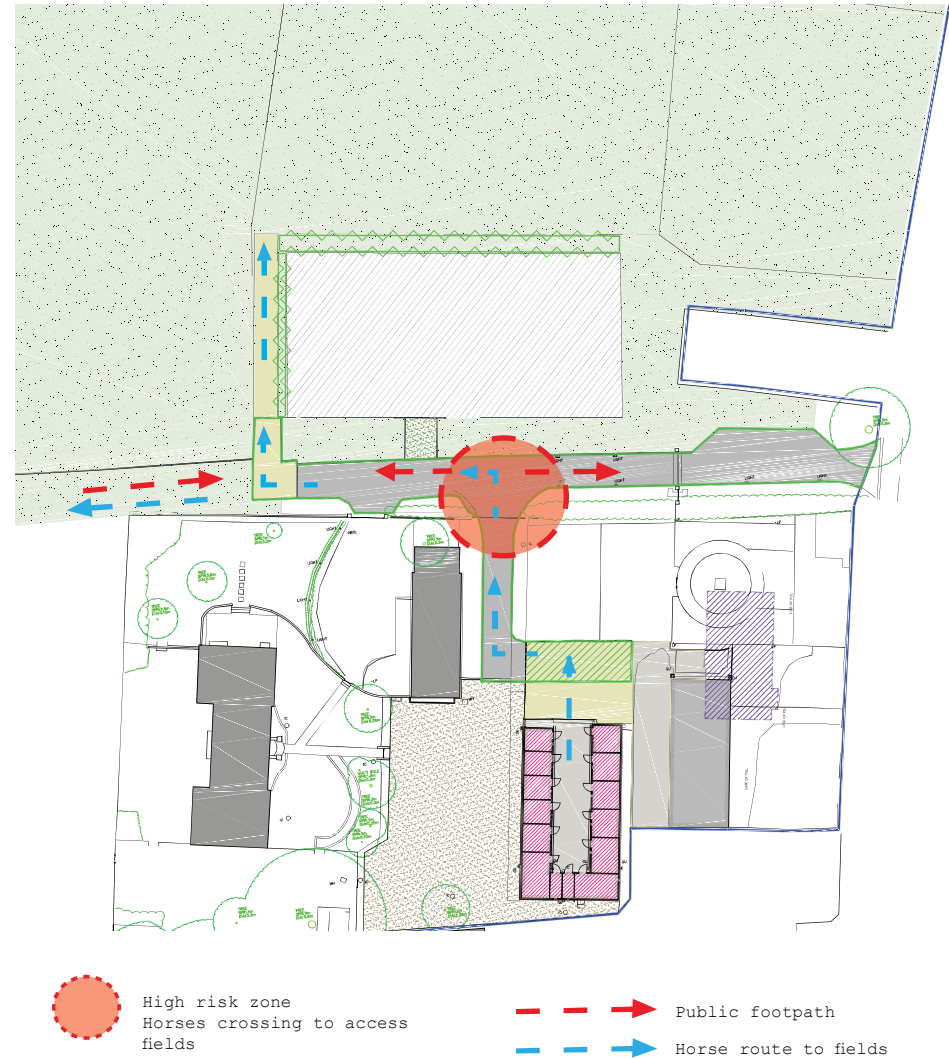
## INTRODUCTION

### 1.1 Proposal

This statement has been prepared in support of the application for full planning permission for the demolition of the existing 11 stables block and replacement of new 11 stables building with associated tack room, wc and limited hard standing.

The existing 11 stable block is currently dilapidated inadequate and does not meet current British Horse Societies requirements. The stables need a complete overhaul specifically in terms of structure, size, ventilation and drainage.

The existing stable location does not allow for expansion. The stable block needs to be replaced as the stables do not meet the current British Horse Societies size requirements. We feel that the most suitable location for the replacement stables is to the north of the site, where the horse facilities can be grouped together.



Existing Site Plan

## 2

### EXISTING ISSUES

#### Ventilation

The ventilation for the site is inadequate. Ventilation is essential to reduce ammonia and dust levels within the stables which may lead to respiratory illnesses. The British Horse Society (BHS) recommend cross ventilation to ensure that stale air is removed and replaced with fresh air, this is not possible in its current format and location.

#### Drainage

During inclement weather water lies to the south of the site and enters the stables, resulting in damp bedding. Damp bedding not only creates an uncomfortable living environment for the horses but may lead to more serious infections and illnesses. The drains are in close proximity to the stables structure and at points, very shallow resulting in regular blockages. The stables decay and poor drainage have resulted in a rat infestation, which impacts on the horses wellbeing.

#### Size

The existing stables are in the region of 11x11ft which is below the British Horse Societies minimum requirements of 12x12ft.

#### Public foot path

The horse facilities are divided by the main access route and public footpath. In recent years there has been a noticeable increase in foot traffic, which is placing the horses, stable staff and public at risk. This is becoming an increasing concern for our client, as groups of school children/ramblers now access the route and regularly stray from the designated path. This risk is heightened by the section Agreement 106 which states that the stable owner can only access the countryside by specific points. Thus, the horses and public are regularly crossing each other's paths.

#### Structure:

The fabric of the building is in a state of disrepair. The roof is deformed and areas of the external cladding are broken. All of which need to be replaced with new.



Roof is bowing



Roof requires urgent repair



Brickwork and cladding need repairing



Surface water not draining away at stable entrance



Surface water entering stables



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## SITE

The proposed new stables location is to the north of the horse manage at Brockhill stables. The stables will be set back from the main access route behind the menage. The majority of the existing hedgerow will screen the bulk of the building from public view, helping to reduce the structures impact on the green belt. The new stables position has a direct relationship with the menage and helps to group the horse facilities together. This new location will also reduce the need for horses to cross the public footpath, which is a health and safety concern at present.

The sites new open location will aid cross ventilation, the prevailing winds will replace stale air and dust particles in the stable.

Larger windows have been incorporated into the proposal to aid cross ventilation and communication, as horses are social creatures. The stable doors will be upgraded with metal anti chew strips to reduce the risk of injury.

Appropriate drainage will be installed to ensure that stables and bedding remains dry. Additional permeable paving has been incorporated to aid drainage as the existing stables hard standing is entirely non-permeable.

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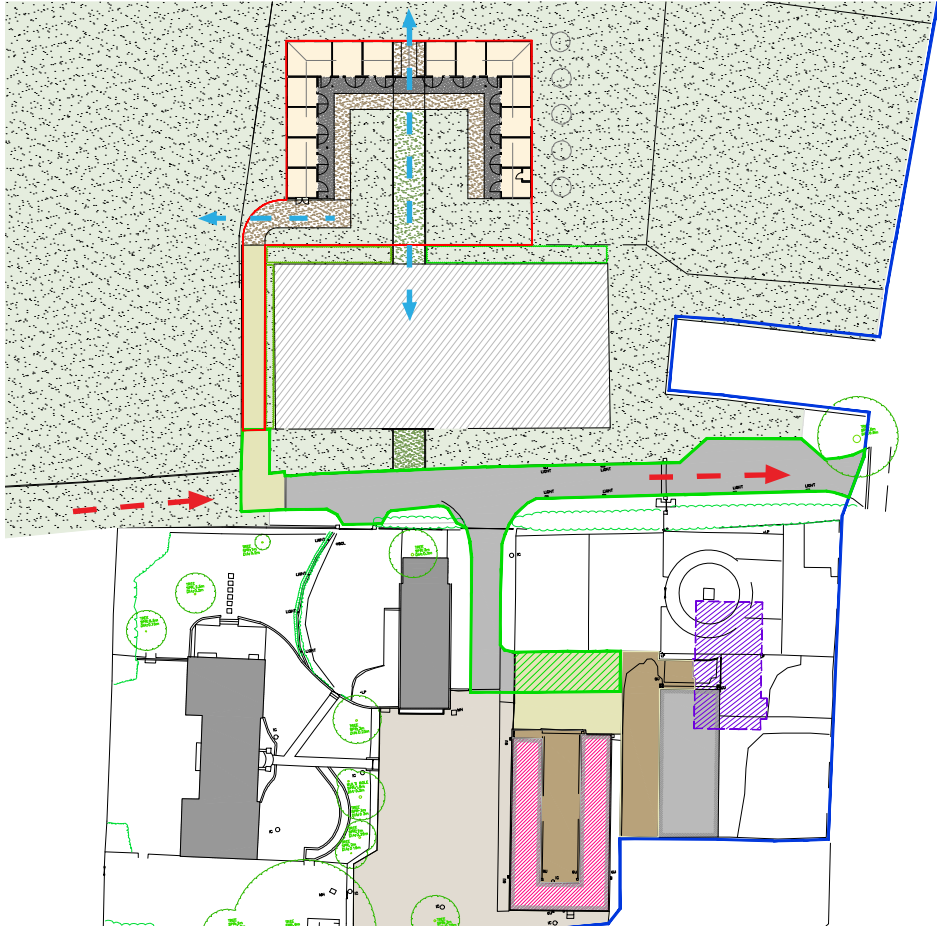
### SCALE

The existing site ridge is 3187mm, eaves height is 2280mm. The proposal has been kept as low as practically possible, whilst adhering to the BHS guidelines for stables design for larger horses. The new ridge height is 3245mm and the eaves height 2370mm. The building has been positioned so that the shortest length is visible and is of similar scale to the existing stable block when viewed from the road.

The increase in area is primarily to allow the stables to function properly, with the addition of secure and waterproof feed, hay and tack storage.

Existing stable GEA is 174sqm

Proposed stable GEA is 238sqm



← — — Horse access to fields

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## APPEARANCE

The tradition of rural building is to use timber weatherboarding to the external walls. This is in keeping with existing stables materials and is proposed here.

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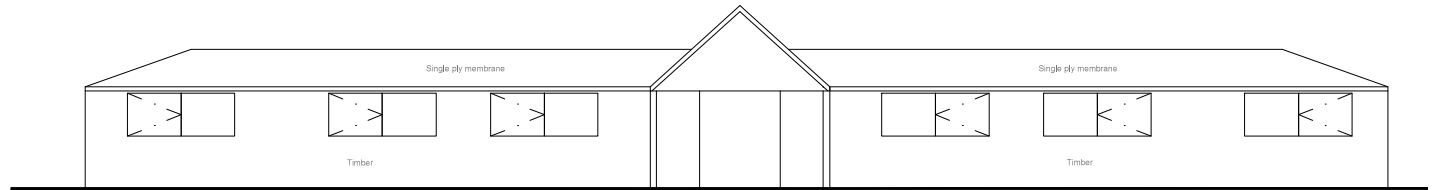
## HIGHWAYS

The access route into the site will remain unchanged. Access into the stables will utilise an existing track along the side of the existing menage. The proposal does not foresee any increase in traffic to the site.

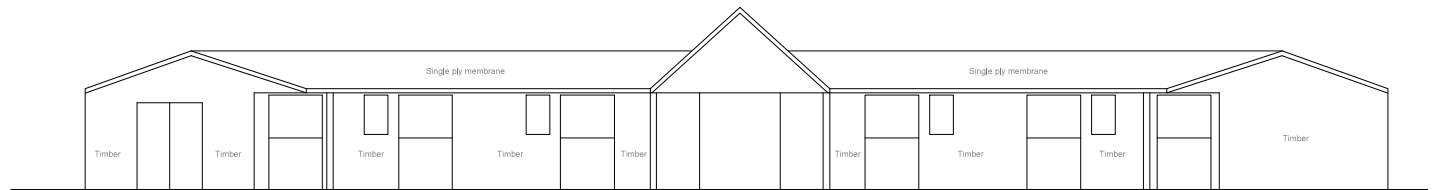
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## ECONOMY

The stables form part of the equestrian network in Bracknell, in order for it to be a sustainable business it must evolve and keep up with the current BHS standards. It is believed the new location will enable the opportunity to provide the necessary improvements associated with a modern stable for this business to prosper. The stables use, appearance is in keeping with countryside pursuits and will not have any detrimental impact to the countryside.



PROPOSED NORTH ELEVATION



PROPOSED SOUTH COURTYARD ELEVATION



## ACCESSIBILITY

## Policy R7 Countryside recreation

Outside the settlement, proposals to improve access to or increase the recreational use of, the countryside will be permitted provided that they would not adversely affect: (I) residential amenity; or (II) the function or character of the countryside.

Policy CS8 recreation of cultural development will be permitted which

I. Retains, improves and maintains existing recreational facilities: and or

II. Provides and maintains new recreational facilities.

4.12 The BFBC Local Plan and Core Strategy is 'out of date' and hence where Local Plan is

Inconsistent with the NPPF, then the NPPF are the principle material planning

Consideration. The following NPPF Policies are therefore relevant:

Supporting prosperous rural economy

83- Planning policies and decisions should enable

a) the sustainable growth and expansions of all types of business in rural areas, both through conversion of existing buildings and well-designed new building.

## POLICY

b) Sustainable rural tourism and leisure developments which respect the character of the countryside

12.

124 Achieving well designed places.

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the

short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and

appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

145-A local planning authority should regard the construction of new buildings as inappropriate in the Green belt, exception to this are.

B, the provision of appropriate facilities (in connection with the existing use of the land or a change of use) for outdoor sports, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facility preserves the openness of the greenbelt and do not conflict with the purposes of including land within it.

## CONCLUSION

## Conclusion

## Openness of the Greenbelt

1. Whilst the new stables are placed in a new position. The proposals do not have a unduly negative impact on the greenbelt because:

i. The stables are low height and low scale

ii. The stables sit close to the existing development land and beside the existing menage.

iii. The stables, whilst not on the boundary, are well screened by the existing and established trees and hedges.

2. There is a significant need to provide adequate secure and safe accommodation for the existing horses on site

3. The proposals seek no new horse space. The modest increase in area is only to provide essential storage and services to the ongoing facilities.

4. The proposal are in line with policies R7, CS8 and the NPPF, are essential to the ongoing nature of the Business and therefore we believe this should be approved without delay.



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