



## 01 INTRODUCTION

This application is for a new building to accommodate additional fitness studios for an existing commercial use.

This statement is to be read alongside the submitted drawings, planning statement and pre-application documents.

## 02 BACKGROUND

This application follows a pre-app enquiry for a commercial building on this site. The pre-app scheme was for a larger building located alongside the menage, parallel to Shipton Road. The pre-app response was not in favour of the proposed size and location, although it was not against the expansion of the existing commercial operation.

The siting, scale and design have been reviewed and the resulting scheme is the subject of this application.

No public consultations have taken place.

## 03 THE SITE & SETTING

There are a number of buildings and structures on the site, constructed mainly where the land is highest, to the east of the site. The original house has been altered several times. The stables, menage and gym have all been constructed in the past ten years. The immediate buildings are predominantly sheds built using agricultural methods. The surrounding housing consists mainly of low-density, stone-built dwellings.

The lower part of the site is in flood zones 2 and 3 and adjacent to a watercourse. The whole plot falls approximately 3m from the house to the stream. The land where the building is proposed is not at risk of flooding.

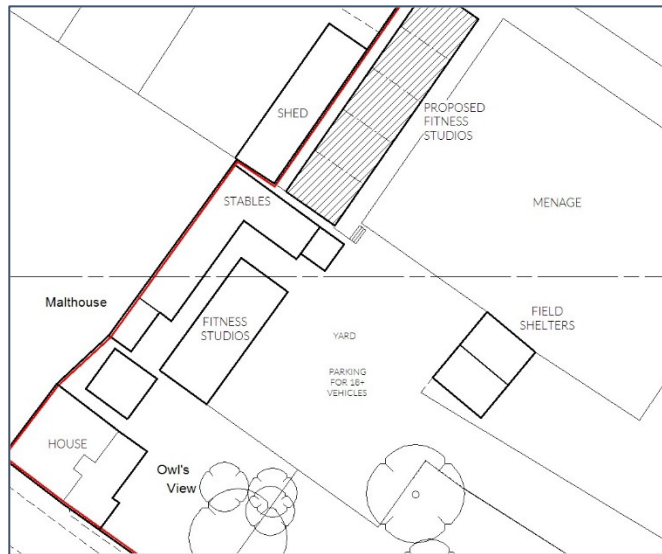
The main access to the site is near the stream, and there is a further gate beside the house onto a shared driveway. The house also has a gate onto the footpath on Shipton Road.



Site for the proposed building between menage and site boundary

04 SITE LAYOUT & PARKING

The proposed location for the new building is adjacent to the north western boundary, alongside a neighbouring shed. This extends what is already a fairly dense group of buildings. The proposed building does not extend beyond the existing menage. The menage is to be reduced in size by 4.5m and an existing earth bund is to be removed to create a site that is level with the menage and retained along the north-western boundary.

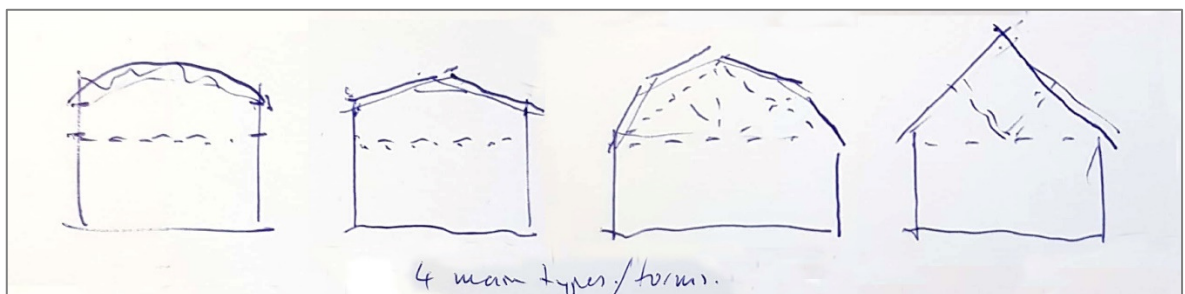


No marked bays are shown on the block plan, the yard is an open gravelled area without markings. Parking is more informal within the yard, and where vehicles park depends much on daily activities on site. For the purpose of this application 18+ parking spaces are shared between the house, stables and studios.

To achieve a more flexible yard area, the existing muck heap will be moved to the other side of the field shelters and the yard squared off up to an existing tree.

04 DESIGN

A number of different agricultural forms were explored and given that gabled sheds are most prominent within the setting, a medium pitched (30 degrees) gabled ended structure is proposed. The eaves are approximately 3.6m above floor level with the ridge at 5.8m. The overall building volume is 1,008 cu m (590 cu m less than the pre-app scheme).





Agricultural materials are proposed for the exterior of the building; sawn timber planks for the external cladding, and corrugated metal for the roof and rear elevation.



Although agricultural in form and materials, the architectural detailing has been refined to achieve highly crafted edges, corners and junctions. The detailing also takes into account functional needs such as cleaning and maintenance.

Internally, the building is comprised of five 6m wide bays, 7.2m deep. This is derived from the geometry of the highly efficient steel portal framed structure proposed. Four bays are open studios, all with access to the front of the building. The central bay houses the lounge/reception area, change/shower facilities, and a part mezzanine with an office and an area for mechanical services equipment (hot water, heating, and ventilation).

## 05. SUSTAINABILITY

Further studies are required regarding the best heating/cooling/ventilation strategy for the building, but the intention is to have a highly efficient building reducing energy usage throughout the year. Solid fuel, mains electric, gas and solar options will be explored.

Materials and labour will be sourced locally, and sustainable materials are to be specified where appropriate. High levels of insulation and air-tight detailing will be adopted to maximise efficiency.

## 05. ACCESS

There are no significant access issues with this proposal. This is an expansion of an existing operation utilising the same site entrance and parking area. The existing fitness studio building has a level threshold and facilities for wheelchair users. There is ample space on site for the storage of cycles and refuse.



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05 CONCLUSION

The planning statement covers matters of policy in relation to the proposal, this statement has focussed on matters of site layout and design. The proposal has been carefully considered in relation to its setting, impact on adjoining properties and the needs of the applicant. The pre-application process has guided the proposal towards its current form and it is hoped that it will be seen favourably by the local planning authority.

AJP Design

For Calum Taylor