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DESIGN AND ACCESS STATEMENT

for a
PROPOSED EQUESTRIAN ARENA
at
**North Rye House,
Donnington
Moreton-In-Marsh
Gloucestershire
GL56 0XU**



September 2022

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1.0 Introduction

1.1 The Site

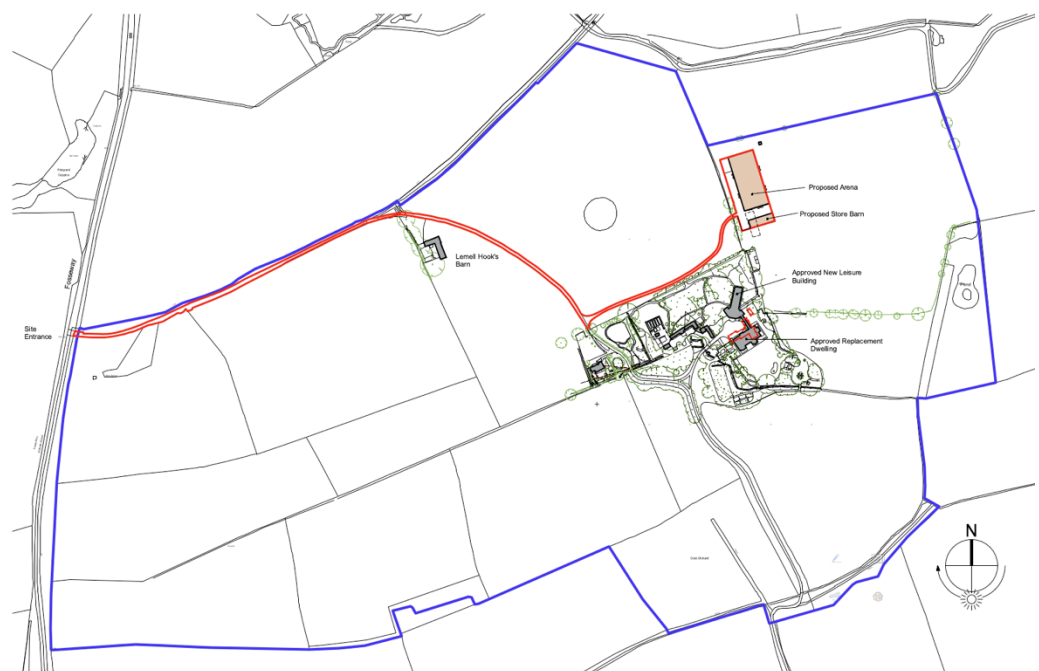
North Rye House is a property located in the heart of the Cotswolds two miles north of the village of Broadwell and two miles west of the village of Donnington. The house sits in the middle of its own land which amounts to 148 acres of paddocks and pasture. It is surrounded by mature woodland and set in a beautifully landscaped garden.

The proposed arena is situated on the field to the North East of the main house, chosen because it lies outside the Area of Outstanding Natural Beauty (AONB) and because the building can be well screened from view as you approach the main house and from any neighbouring properties. There are no public rights of way that cross the estate.

1.2 Background and Design Brief

Having secured planning permission for a replacement dwelling and leisure building within the curtilage of the existing dwelling (ref 22/01275/FUL), the applicants have now developed plans for the wider estate as part of an overall coordinated master development plan. This application is for a new indoor arena building and adjacent barn which will include stables. The barn will be used to store farm equipment but will also provide space for an energy plant room to serve the entire estate. The scheme also provides the opportunity for building an enhanced bat maternity loft space recommended by specialist ecologists (see the Ecology report submitted with this application). The application seeks to amend the design of the agricultural barn which was submitted to the planners and approved under agricultural notification (ref 22/02335/AGFO).

Location Plan



2.0 Design Proposal

2.1 Design Approach

The new horse arena is designed to sit comfortably within the natural landscape. Its size is dictated by functional requirements recommended by the British Horse Society. In addition to the arena, the building includes 6 integrated American style loose boxes, tack room, stores and support facilities.

To avoid the building looking too bulky and to break down its overall mass, the roof structure has been designed with a flat roof over the arena and a lower mono-pitched roof over the stables.

The building is steel framed and clad with vertical boarded timber cladding with large openings with roller shutters to allow generous cross ventilation through the building. The agricultural storage barn is more prominent when viewed from the house, so this is built with the external walls in Cotswold stone, as approved. The windows are to be traditional arrow slot windows that are required to provide natural light and ventilation.

The orientation of the building provides a suitable location for Solar PV panels. The vertical timber parapet wall reduces the visual impact of the PV panels installed on the flat roof. The PV installations are an essential part of the net zero carbon strategy for the estate, as described in the Energy statement submitted with this application. In addition to the PV panels, there are a series of rooflights that contain louvres which allow natural diffused sunlight into the Arena.

2.2 Layout

The proposed building will be situated in the field to the North East of the main house. The alignment with the building follows the boundary of the field to reduce visual impact on the landscape. The decision to locate the arena in the North West corner of the field means the proposal can take advantage of the mature woodland and hedges surrounding the site as screening. Although the building will barely be seen from any public vantage point, further landscape enhancements are proposed to ensure in the long term the building is completely screened from view (refer to the Landscape Proposals submitted with this application).

It is proposed to reorientate the barn by 90 degrees from its approved position, so that it better relates to the arena. The Store Barn orientation and proximity to the arena is designed to enclose a hard standing area, accessed via the existing field gate, in front of the buildings, with space between the buildings and existing hedgerow for muck heaps and horsebox parking, out of view.

The existing farm track is proposed to be enhanced to allow for a more permanent track for horsebox and agricultural machinery access to the site.

2.3 Scale and Size

The footprint of the proposed arena is 2205m², the maximum height of the building is 6015mm. The size of the building is heavily influenced by the required 20m x 60m indoor riding arena as well as space for 7 loose boxes and the essential facilities such as feed store, tack room, rug room, wash bays and equipment store.

2.4 Materials and Character

The selected materials for the new arena are designed to reflect the agricultural character of this rural area as well as complement the local building vernacular. The steel frame structure will be clad with vertical timber boards with a stone plinth. The roof is to be covered with a dark green corrugated metal to help the building blend into its surroundings.



Example of weathered vertical timber cladding

2.5 Landscape Visual Impact

The Landscape Appraisal of Key Views submitted with this application demonstrates that there are no public views of the site of any significance. The buildings will be visible initially from the private drive leading to the new house, as can be seen from the photomontage view on front cover, but the proposed landscape enhancements, tree planting and managed hedgerows, will further screen the buildings in the long term.

The flat roof, choice of materials and their colour will ensure the buildings sit comfortably in the landscape when viewed from all angles. As confirmed in the LAKV, when glimpsed from the single public viewpoint where the development will be partially visible, views will be possible along the roof to the wider landscape beyond due to its design and orientation. The position in the corner of the field, in combination with the existing mature vegetation and the proposed landscape enhancements throughout the wider estate, will provide effective screening of both buildings.

2.6 Ecology Enhancements

The estate is known to have bats and a Bat Licence will be obtained in order to carry out the approved replacement dwelling scheme. This scheme provides the opportunity for an additional bat loft within the roof space of the Store Barn. The ecologist report has identified this building as being ideally located and orientated to better meet the needs of bats than all the other buildings on the estate.

2.7 Biodiversity Net Gain

In addition to new provisions for bats and birds, the scheme proposes significant landscape enhancements that will ensure biodiversity net gains (refer to the Landscape and Ecology reports submitted with this application).

2.8 Access

The site will be accessed by the existing farm track, which is to be enhanced connecting the arena to the existing driveway. The track is to have a low visual impact and be designed as a simple stoned farm track 3.5m wide with central grassed section, as illustrated below.

