

Design, Access & Heritage Statement

Address – The Footpath Field, Westfield Road, Eppleworth, HU16 5YJ.

Project - Proposed Menage, Welfare Facility, Erection of 3no. stores incl. Hardstanding (incl. 2 existing), Erection of 4no. Stables and Change of Use from Agricultural Land to Equestrian/Keeping of Horses

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Introduction

This Design, Access & Heritage statement is submitted in support of a planning application for: Proposed Menage, Welfare Facility, Erection of 3no. stores incl. Hardstanding (incl. 2 existing), Erection of 4no. Stables and Change of Use from Agricultural Land to Equestrian/Keeping of Horses on Westfield Road, Eppleworth. The proposed site is adjacent to a Grade II Listed Building.

The proposal seeks to gain permission for the keeping of horses through rehabilitation and the associated storage, shelters, welfare facility and menage as part of this. The proposal is NOT for a business.

The scope of these works is illustrated within the CK Architectural drawings:

- HU16-3645-PLN-B-001
- HU16-3645-PLN-B-002
- HU16-3645-PLN-B-003

Site Location



Site Location Plan (not to Scale)

— Application Site
 — Land under client ownership



Scope of Work

The proposal seeks to gain permission for two existing field shelters and one new shelter, all constructed from timber and corrugated metal cladding to the sides. These are for the shelter of the kept horses in different areas of the field. The proposal also seeks permission for isolation and treatment stables and the siting of a static caravan to be used as a welfare facility whilst on site tending to the horses, this will include provision for a septic tank. A menage (uncovered) is to be constructed with 1.4m high timber fence and rubber surface for the exercising of the horses. Hard standing to the delivery area is also to be applied for. As part of the formation of the menage and hard standing areas there is the requirement for 3no. gabion retaining walls as per the CKA drawings. There is also a Change of Use as part of the application to '*For the keeping of horses*'. The full scope of work can be seen on the associated drawing pack.

Heritage

The site is adjacent to the Grade II Listed WEST COTTAGE GRANGE FARM AND SCREEN WALLS. List entry number: 1103342.

The proposed works will not influence the setting of the adjacent listed building, much of the site is already screened with mature trees and bushes/hedgerows, and the addition of the menage where it is not screened will be of low-level construction, with the fence being of similar construction to the existing boundary fence style. There is also approx. 100m distance between the listed building and the application site.

Flood Risk

Refer to the supporting Flood Risk Assessment documentation

Surface Water Drainage

Refer to the supporting Surface Water Drainage Assessment documentation

Foul Drainage

Refer to the supporting FR Engineer documentation

Ground Water

Refer to the supporting FR Engineer documentation

Expert analysis

We have sought advice from Griffin Toomes Consulting Engineers in relation to the Flood Risk Assessment, Foul Drainage Assessment, Surface Water Drainage Assessment and Ground Water Assessment; their comments are as per the supporting documentation.

Assessment of impact & mitigation

Assessment of impact & mitigation Impact on the building must be assessed in two parts:

1. The potential for permanent loss of historic building material and degradation of plan-form.
2. The impact of change on the appearance and setting of the asset.

There will be no loss or degradation of any historic building material. There will be no impact upon the setting of the nearby listed building, the works are mostly low level and situated well away from the Listed Building. The works are also screened by mature hedgerows and trees.

Conclusion

In conclusion, we hope that the scheme we have submitted can be approved based on the information detailed within this document in conjunction with the supporting drawings. The scheme will not have an impact upon the Listed Building in nearby vicinity.

The proposed works as noted in the supporting letters are for the keeping of a rescue horses for rehabilitation and shelter. The requirement for the welfare unit is to provide toilet/wash facilities for use on site in line with ongoing medical requirements, and shelter whilst tending to the horses.