HPK/2011/0195

03 MAY 2011

Design and Access Statement

Bowden Hall Stables
My ref: 081B/04/2011

Introduction

This Design and Access Statement, with site plan and forms, constitutes an application for planning permission to erect stables at Bowden Hall.

Context

Bowden Hall is listed Building Grade 2. Beyond the immediate gardens, the land around the Hall is used for recreation (use of the lake is licenced to a local fishing club), light grazing and accommodation of horses. Part of the land is a currently vacant plant nursery.

The immediate setting of Bowden Hall is not affected by this use of the land; in fact the grazing and maintenance is beneficial to the character of the parkland setting.

Heritage Assessment

The Hall is listed Grade 2 and is a heritage asset in its own right. The wider parkland grounds are part of the historic entity, but have been grazed on licence for many years and managed as grassland in that manner, to the benefit of the whole.

The proposed site of the stables is within the edge of the woodland belt adjacent Bowden Lane and the development will not be viewed in context of the Hall from any vantage point, nor will the stable be apparent looking out from the Hall complex.

Design Principles and Concept

- Technical Aspects

Use

The proposal is for a small development of domestic stables with tack room, sited and designed to be fit for purpose without detriment to the setting of the LB or the rural character of the area.

Accommodation, amount and type

3 single storey timber stables with tack room.

- Highways and other related issues

Circulation, servicing, including access emergency services, parking and general access for vehicular traffic are all via Bowden Lane. The development will generate no additional traffic, in real terms and existing access would be via the filed access adjacent the nursery site.

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Access and Accessibility

Access for vehicles is via exiting route through the nursery site as above.

Change to the surfacing will be minimal; Any new hard-standing or track will be surfaced in permeable rolled stone with haunching and 'French drains' to ensure that there is no run off or localised drainage problems associated with the use.

The site will be Part M compliant as far as possible.

Building Form - scale, proportion and site layout

The layout is as shown on the submitted plans.

The building will be 1 storey in height, in a traditional design, constructed of timber frame and cladding and green felted roof

Sustainability Assessment, including transport choice

The reuse of previously utilised land for beneficial purposes is sustainable in its own right. (PPS3). The welfare of animals is a legitimate concern and the stables will provide facilities to ensure this is the case. The beneficial use of rural land is sustainable.

The site is very near the National Park, and the extensive network of public footpaths and bridleways therein; the grounds of the |Hall are linked to the town of Chapel en le Frith via a public footpath at its southern boundary - crossing the A6T. There is, therefore, opportunity for transport choice.

The stables buildings are to be prefabricated locally, using sustainable materials as far as possible, with minimum wastage, soil transfer and no contamination of any kind involved in the manufacture or erection on site.

Landscape and relationship to the Public realm

The stables will be set alongside the edge of the woodland belt, without detriment to the trees themselves, and be screened at all times from view from the public realm or accessible wider landscape. There will be no impact at all on the setting or prospect of the LB.

All hard surfacing (not comprising the road) will be permeable.

Conclusion:

The proposed development utilises land in an efficient and appropriate manner and will provide amenity and facility for users, occupants of the Hall and ensure the well-being of the horses without detriment to the amenity of others, or impact upon matters of acknowledged interest.

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