

## DESIGN and ACCESS STATEMENT

PROJECT: Conversion of Existing Stable Block to form two holiday units and Artist's Studio  
Provision of New Stable Building.

CLIENT: Ms Sally Anne Tottle  
Ref: 4405/DAS  
Date: 12.11.15

### INTRODUCTION, SITE ANALYSIS AND BACKGROUND

The existing property is a stable block overlooking the river Wye on the Southern slope of Leys Hill, Walford, within the Wye Valley AONB. In planning policy terms lies within the open countryside. It is bordered to the north by the Wye Valley Spa and to the South East by Hazelhurst Nursing Home. The building is of substantial brick built construction, dating from the early 1930's and is typical of that period, with its steel casement windows. It was built as part of the Hazlehurst Estate to house Major Hann's hunters.

Ms Tottle is an artist whose work is inspired by her love of animals in particular her fascination for horses. Trained in ceramics she now works in clay bronze jesmonite and exhibits across the south west playing a prominent role in h.Art. More recently she has been experimenting with wire and how light can be reflected through it to create fluidity and movement.

Some of Sally's work, commissioned by British Dressage Wales, has recently been exhibited in London. The stable block currently houses Sally's studio/workshop as well as her horses who are her models.

The proposal is to convert the existing stable block into 2 small holiday units along with a workshop/studio. It is proposed to offer holiday accommodation in an elevated position overlooking the river wye with the added attractions of equine and craft based activities. One unit will be fully accessible for wheelchair users. New timber stabling is proposed elsewhere on the site.

### PRE-APPLICATION ADVICE

A site meeting was held on with Roland Close following a formal pre-application request ref. P133517/CE on 14th March 2014 to discuss the general principle of converting the existing stable, particularly given that the building whilst traditional, is not typical of the remaining vernacular buildings of the area. Roland Close advised that whilst he would not support an application for conversion to a single residential dwelling or live/work unit, he would be supportive of an application to convert the building into 2 holiday units and an artist's studio/workshop. He also confirmed that a separate timber built stable building would be acceptable on the site and identified a preferred location where it could be discreetly located. Further guidance on materials and detail design were provided by email and have been incorporated in the design.

**DESIGN****CHARACTER, LAYOUT, APPEARANCE & SCALE**

The existing building is a linear single storey brick built stable. The majority of openings are on the south side in a regular rhythm, being wide stable doors and slim metal framed casements reminiscent of industrial buildings of the period.

Originally slate roofed, the building has been used to house chickens at some point and now has roof vent cowls, corrugated metal sheet roofing and integral rooflights.

Above - South Elevation.  
Below left - West Elevation

Below right - East Elevation



Running along the contours of the hillside with an open southerly aspect to the front, overlooking the river Wye, the rear of the building being tight to the slope of the land with a retaining wall running along the current boundary to the property.

Below left - Retaining Wall

Below right - North Elevation





The cut timber roof structure and purlins are propped off internal walls or supported on lightweight steel trusses. (See photographs below)



A structural survey was carried out to assess the structural viability of the conversion and forms part of this application.

The proposed conversion is designed to retain the existing character of the building and allow its original form to be clearly read. There is evidence remaining of an earlier 'industrial' sliding door mechanisms over the large south facing opening. This will be reintroduced with a simple painted timber t&g boarded panel which can be drawn over the glazed area. Similarly traditional purpose made painted timber stable doors will be provided as external shutters to new glazing in existing openings. Replacement windows and new glazed areas will be slim profile aluclad frames finished in a dark grey. The scale of the development remains largely unchanged. A small extension to the East elevation is proposed to provide external covered storage and working area for the studio. It also balances the south elevation after the re-introduction of the sliding panel. The visual impact is negligible as finishing the existing brickwork with a limewash will harmonise the overall appearance.

The proposed new stable will be positioned along the existing field fence, shielded by the existing hedge and trees. Constructed of timber with horizontal timber board cladding, it will sit discreetly within its setting.

## **LANDSCAPING**

The existing site is a mature south facing hillside above the river Wye. Occasional vehicular access will be required to the new stabling and it is proposed to reinforce the existing grass with an interlocking ground reinforcement system to provide a green track to the stable yard. This will follow the line of the existing contours below the existing stable building. The remaining mature landscape will remain largely unchanged.

## **ACCESS, MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT**

Layout of the site - The existing access lane and parking will be retained, with parking for 2 cars located at the west end of the building. Although it is currently possible to turn cars to exit the site, it is proposed to extend the existing hardstanding in this area to facilitate easier manoeuvring.

An easy level access is thus provided from the parking area to the fully accessible unit.

**COMMUNITY SAFETY**

Community safety will be unchanged by the proposals.

**ENVIRONMENTAL SUSTAINABILITY**

It is planned to upgrade the existing fabric with high levels of thermal insulation. This is relatively easy to achieve internally without affecting the visual integrity of the existing building and along with the provision of new doors and efficient windows, will result in an environmentally responsible development, whilst the reuse of an existing building is a good use of existing resources.

Woodburners are proposed to both holiday units.

Low energy fittings will be installed where appropriate and good natural daylighting levels can be achieved due to the large existing openings and south facing orientation.

Water - Consumption will be kept to a minimum with dual flush WC cisterns and aerated flows to taps and shower heads. Approval was given previously for a septic tank on the site, under planning permission ref. DSo82738/F, which included percolation test results.

There is plenty of land for surface water soakaways which have been working on the site for numerous years.

An ecological survey was carried out and forms part of this application.

12.11.15