

Ref: 1882

Design and Access Statement
Prepared following Circular 01/2006 Section 3 and CABE documents 2006

Proposed stables, arena and gallops
Planning application.
Meephill House
Canon Frome
Ledbury
Herefordshire HR8 2TF

SITE ASSESSMENT:

The site is located south and west of Meephill House on the west side of the track/footpath.

The site of the arena and stables is screened to the south east by the existing Dutch barn (which will be renovated and reclad and house 3 isolation stables) by the rising land to the west and by hedges and trees to the east and north.

CONSULTATION:

The clients, the builder and the Agent have worked together to produce this final scheme. I understand that the applicant and the owner of Belfield have discussed the scheme in principle.

PROPOSAL:

STABLES

14 No. boxes

Wash box

Tack room

Rug room

Feed room

Office

1 No. WC (disabled) + 1 No. WC

Shower

Staff room

- Building:

31.695m x 15.999m

Eaves height: 3.658m

Roof pitch: 15 degrees

Concrete foundations for steel portal frame @ 5.282 crs.

305 x 165 x 40kg UB stanchions

254 x 146 x 31kg UB rafters

Gable ends: 6 No. 203 x 133 x 25kg sub stanchions

Roof cladding: cement fibre 6R reinforced corrugated natural grey sheets. Ridge closed crown cranked.

Verges fibre cement barge boards.

- Roof lights:

48 No. 1.525 corrugated GRP Profile 6 roof lights.

- Rainwater goods

Eaves gutter 160mm, 3 No. 110mm diameter downpipes each side.

- Wall cladding:

1.807mm below eaves 150 x 25 tanalised timber /Yorkshire boarding on 125 x 75mm tanalised timber rails.

- Doors:

3.668m x 3.658m sliding doors at each gable end.

50mm x 50mm box section clad with flat galvanised steel sheets.

- Concrete wall panels:

90m thick concrete panels to a height of 2.000m

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ARENA

See attached details sheets.

ROUND PEN

See attached details sheets.

MUCK HEAP

See attached details sheets.

TREATMENT PLANT

Biotec 1 treatment plant. All drains from stables and muck heap to treatment plant.
Soakaway for treated water.

GALLOPS

See attached details sheets.

LAYOUT:

See Drawings 1318:1882:01 and 02.

SCALE:

See Drawing 1318:1882:03 and 04

APPEARANCE OF THE DEVELOPMENT:

The arena and stables have been positioned taking into account Meephill House, Belfield and the contours of the field. The arena and stable building have been set with floor level at 101.00m.

LANDSCAPING

1. Trees: oak, field maple and silver birch.
2. Hedges: mixed native hedging.
3. Fences: green post & rail and post & wire. See attached photograph.
4. Metal gates.

TRAFFIC GENERATION

Estimated movements per day (average):

Cars	6
Commercial vehicles	1

VISIBILITY

There is very good visibility in each direction with existing wide grass verges and straight road.

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Tinkers Grove Cottage
The Deer Park
Eastnor
Nr. Ledbury
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4th December 2018



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Construct 50ft diameter round pen with full boards 6ft high

- Level site
- Concrete in 4" square posts
- Install drainage system and clean stone
- Erect kickboards around base of the pen
- Lay 37 ton of sportstrak pro waxed surface
- Fence pen with full board
- Install gate

To construct a 60 x 30 arena

- Cut and fill site to bring up correct levels
- Dig in all drainage leading off to soak away and lay piping
- Erect posts for kick boards and fencing using 5x3 class 4 post that come with a 15 year warranty and will be concreted in. 2 x 150mm gravel boards and 3 rails. Supply and fit 1 x 12" gate
- Lay first membrane black woven
- Lay approx 600 tons of drainage stone and level (the stone to be consisted of the hardest clean stone material available closest to site see options below to upgrade)
- Lay membrane white spun
- Lay 360 ton of sports track pro waxed surface
- install 8 x 7m high galvanised steel lampposts
- install 12 x 100w led floodlights on steel lampposts and all associated electrical work for this including a all weather plug socket by the arena.
- install 30m of mirrors along the "C" end
- All landscaping and making good to finish

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Arena surfaces UK

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Muck heap compound

- muck heap at 10.000m long to both sides and 6.096m in width.
- * 8No 5.000m 140mm thick, 1.000m high concrete panels
- * 4No 5.000m 140mm thick, 500mm high concrete panels
- * 2No 6.096m 140mm thick, 1.000m high concrete panels
- * 1No 6.096m 140mm thick, 500mm high concrete panels
- * 6No 203 x 203 x 71kg UC Stubs posts at 3.250m, landing cleats set at 750mm, no base plate required.
- Base will consist of 150mm re enforced concrete farm floor mix with a gulley drain for run off to treatment plant.

Treatment plant

- Supply and fit a septic tank treatment plant
- Connect all drains from stables and yard muck heap areas to treatment plant
- Install soak away for treated water

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Gallop approx. 6f x 3m

- Remove top soil using cut and fill and reusing soil from the stable block and arena to form gallop base
- Dig in centre drain piping out into accessible ditches
- Pipe centre drain with 100mm perforated pipe
- lay black membrane
- lay 6" of clean drainage stone approx. 1200 ton and compact
- lay white spun membrane
- supply and lay 180 ton carpet fibre surface
- power harrow level and compact

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