



DESIGN AND ACCESS STATEMENT

**PROPOSED CONSTRUCTION OF PORTAL FRAME BUILDING TO
COVER EXISTING MANÉGE FOR MIXED EQUINE AND
AGRICULTURAL PURPOSES AT TROJAN EQUINE LIMITED,
BRYNLLUAN, PORTHYRHYD, CARMARTHENSHIRE, SA32 8PR**

Our Ref: PAC.POR.Mar19.CLJ

Date: March 2019

Prepared by: CLJ



PLANNING

Units 1-3, Cross Hands Business Workshops,
Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
2.1	THE SITE	4
2.2	PROJECT DESIGN PARAMETERS AND PRINCIPLES	5
3.0	THE PROPOSED DEVELOPMENT	6
4.0	PLANNING POLICY	8
5.0	ACCESSIBILITY	9
5.1	ACCESSIBILITY	9
5.2	MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT	10
6.0	CHARACTER	11
7.0	COMMUNITY SAFETY	12
8.0	ENVIRONMENTAL SUSTAINABILITY	13
9.0	CONCLUSION	14

1.0 INTRODUCTION

1.0.1 JCR Planning has prepared this Design and Access Statement (DAS) to accompany a full planning application for the construction of a portal frame building to cover an existing manège for equine and agricultural purposes at Trojan Equine Limited, Brynlluan, Porthyrhyd, Carmarthenshire, SA32 8PR.

1.0.2 This statement therefore forms part of the application submission to be considered by the Local Planning Authority (LPA), and in compliance with the requirements of TAN12, provides information on the following points:-

- brief description of the site and surrounding area
- description of the proposed development
- consideration of relevant local planning policy
- accessibility
- character
- community safety
- environmental sustainability
- movement to, from and within the development

1.0.3 This statement is also accompanied by a full scheme of drawings.

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application relates to an area of land at the property known as 'Brynlluan', situated to the north-east of the settlement of Porthyrhyd (SN53337 16273) (see accompanying location plan).
- 2.1.2 The site is surrounded by agricultural land, interspersed with farms and other dwellings.
- 2.1.3 The site itself comprises an existing open air manège, is rectangular in shape, and measures 1800m². The site is accessed via an existing entrance direct from the nearby local highway.



Fig.1 – Existing manège to be covered by steel structure

2.1.4 The site lies immediately to the west of the Brynlluan complex of existing buildings.

2.1.5 The rectangular manège is used for the schooling of horses and assists the training of riders.

2.2 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.2.1 The following design principles and parameters have influenced this application:-

- **Density** – this has been determined by the existing open air manège area.
- **Layout** – this has been designed so as to make efficient use of the structure for both equine and agricultural purposes.
- **Design** – the overall design ethos has recognised the site’s position in relation to the adjacent buildings and surrounding landscape, which has led to the use of materials which enable the proposed structure to blend in.
- **Scale** – this has been determined by the dimensions of the existing manège (60m x 30m).

2.2.2 The materials palette can be summarised as follows:-

Walls – Venti-lite cladding (green)

Roof – fibre cement sheeting, translucent panels

Doors - steel

Rainwater Goods – aluminium

3.0 THE PROPOSED DEVELOPMENT

3.0.1 The proposal is for the construction of a portal frame building to cover an existing manége for equine and agricultural purposes. The Applicant runs an equine business (Trojan Equine Limited) from his property at Brynlluan and requires the building to provide protection from the elements for the horses during training. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying drawings.

General Siting

3.0.2 The proposed portal frame building is to be sited to the west of, and adjacent to, the existing complex of buildings at Brynlluan and will cover the existing manége.

3.0.3 Access to the new building will be via the existing external yard area. There are no proposals to amend the existing highway access arrangements to the site.

3.0.4 The submitted site plan confirms that the existing yard area will be sufficient to accommodate the turning circle requirements of any vehicles visiting Brynlluan.

3.0.5 The proposed structure is to be steel framed, fully clad with Venti-lite cladding. It measures 60m x 30m, with a height of 4.9m to eaves, and 7.5m to ridge.

3.0.6 The structure will be open along its front elevation, with two pedestrian doors and one sliding door in the side elevation. The internal area will remain open in order to allow greater flexibility and manoeuvrability, with an area reserved for portable 'goat' pens. The insulated profile metal sheeting for walls and roof,

together with standard damp proofing measures, will ensure relatively dry working/storage conditions.

Scale

3.0.7 The proposal is for 1 no. portal frame building.

External Finishes

3.0.8 The external appearance of the building will utilise an agricultural green coloured finish to harmonise the proposed structure into its surroundings.

Drainage

3.0.9 Surface water is to be stored (in part) for equine use – damping down, watering and yard cleaning), with any excess being discharged at a controlled rate into the existing watercourse, as per the existing arrangement. The final details of this approach are to be agreed with the LPA during the determination of this planning application.

Parking

3.0.10 The proposed building will be served by the existing parking area at Brynlluan.

Landscaping

3.0.11 It is proposed to rejuvenate the existing hedgeline through careful management, including planting.

4.0 PLANNING POLICY

4.0.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the most recently adopted development plan for the area within which the application site lies is the Carmarthenshire Local Development Plan (LDP). Whilst the lifespan of the LDP is soon to expire, it is not thought that any changes will arise in the new LDP that will prevent development taking place at the site. In this regard, all such policies have been considered in the formulation of this application, including the following:-

- Policy GP1 Sustainability and High Quality Design
- Policy EMP3 Employment Extensions and Intensification

4.0.2 Employment policy EMP3 states that “...*Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan*”. The policy makes provision for, and supports, the rural economy and the appropriate expansion of established rural enterprises.

4.0.3 In addition to the policies of the LDP, the principles outlined in Planning Policy Wales and associated Technical Advice Notes have also had a bearing on the overall design ethos of the proposal.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

- 5.1.1 All inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “Rights of Access: Services and Premises” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.1.2 The proposed development is sited over level ground, with no discernible differences in ground level from the existing yard area to the proposed structure.
- 5.1.3 The development proposal will ensure, wherever possible, that the maximum gradient to building entrances will be relatively level, but certainly no more than 1:20, and compliant with Part M of the Building Regulations.
- 5.1.4 The proposed structure will be single storey and the following will apply:-
- (a) If required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.
 - (b) All external doorways will be in compliance with Part M of the Building Regulations. The entrances shall be clearly identifiable to all users.
 - (c) All doors will be a minimum of 800mm to comply with Part M of the Building Regulations.
 - (d) Entrance doors will avoid the use of large glass facades, and door thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.
- 5.1.5 The proposal therefore ensures ease of access for all.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located immediately adjacent to the complex of buildings at Brynlluan, all of which are located within a convenient distance. The local highway network provides access to nearby settlements.

6.0 CHARACTER

Landscape Design

- 6.0.1 The application site comprises an existing manége located immediately adjacent to existing development.
- 6.0.2 The application proposal seeks to redevelop the application site in a manner that is respectful of the adjoining area and its existing uses, through a sympathetic layout, together with appropriate landscaping.

Scale

- 6.0.3 The scale of the proposed development is for 1 no. portal frame building, sympathetically positioned in respect of adjacent buildings. These scale parameters have ensured there is no detrimental visual impact on the immediate or wider setting.

Number

- 6.0.4 The design objective is to provide a form that is respectful of the site's location within the existing farm complex and surrounding landscape.

Layout of Development

- 6.0.5 As detailed previously, the layout of the proposed development has been steered by the existing manége, the site's shape and form, together with the position and nature of adjoining land uses. As a result, the proposal represents a logical layout that is sympathetic to both its immediate and wider setting, whilst also securing a high level of legibility.

Appearance

- 6.0.6 The development is considered harmonious with all adjoining land uses from an appearance perspective.

7.0 COMMUNITY SAFETY

7.0.1 The layout of the proposed development is such that it will promote and secure a sense of natural surveillance.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping Setting

- 8.0.1 The sensitive design of the application proposal has ensured that both the immediate and wider setting of the surrounding land uses are not harmed in any way.

Biodiversity and Local Environment

- 8.0.2 The proposal will have no detrimental impact on biodiversity or ecological interests in the area. The portal structure is simply providing cover to an existing manège.

Energy Efficiency/Carbon Reduction

- 8.0.3 The following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the dwellings themselves and during their construction:-

- maximise use of daylight in key rooms through an open side and translucent roof panels
- use of local suppliers and labour wherever possible
- energy efficient internal and external lighting units will be installed

Sustainable Materials

- 8.0.4 It is understood that recycled or reclaimed products cannot be used in the construction of the development due to the high engineering design requirements.

Water

- 8.0.5 Surface water run-off from the roof will be utilised to damp down the manège.

Waste Management

- 8.0.6 The existing waste management scheme will continue – horse manure spread on fields.

9.0 CONCLUSION

- 9.0.1 The proposal is for the construction of 1no. portal frame building.
- 9.0.2 The proposed development will facilitate the covering and partial enclosure of an existing manège, but will do so in a manner that is both respectful and responsive to the adjoining and surrounding area.
- 9.0.3 In conclusion therefore, the proposal represents an appropriate and sustainable development, that adheres to all relevant current planning policy and it is therefore respectfully requested that planning permission be granted.