

Design and Access Statement in Support of Planning Application for Conversion of Existing Stable Building At Sibford Park (Formerly Known As Muddle Barn Farm), Sibford Gower to Gym and Swimming Pool and Replacement of Manège with Tennis Court

Introduction

Sibford Park has been subject to major redevelopment during the course of the past year. The site was previously occupied by a modest sized and unattractive domestic residential property with extensive equine facilities including stables, manège and other associated schooling and exercise areas. The house has been replaced with a new property to take advantage of the excellent location and is nearing completion. Most of the stables and other equine facilities have been renewed and landscaping for the property will extend over part of the redundant manège. Part of the stable block to the east of the redeveloped domestic property has been retained as a stable but is no longer required for this purpose.

The owners therefore wishes to repurpose these facilities to suit the leisure requirements for their family. It is proposed that the part of the manège that remains outside the landscape area will have a tennis court installed and that the redundant stable building will house a swimming pool gymnasium and workshop.

Planning History

A Certificate of Lawful Use for the site was issued in 2014 (planning reference 14/01100/CLUE) confirming that the site had been occupied for more than 10 years in breach of a planning condition for agricultural use. Application for demolition of equestrian buildings and the existing dwellings were withdrawn (14/02157/F) or refused (15/01693/F) prior to application 16/01563/F being granted under appeal. A further application to vary the design of the approved replacement dwelling was consented together with the construction of a replacement outbuilding (reference 18/00793/F). Consent was separately granted for a new alternative driveway to the site which was granted under reference 18/01167/F. These applications were not related to the present proposals other than approval reference 15/01693/F included demolition of a substantial part of the range of stable buildings except the part now proposed for conversion to house the leisure/sports facilities.

Proposals, Materials and Impact

The tennis court is to be located on the north-western end of the existing manège. The court is to be a hard surface with demountable fencing. Lighting is not proposed. The site will be screened from the north-west by the retained conifer hedge which is 5-6 metre tall. In combination with the natural topography of the land the area proposed for the tennis court is not readily visible as can be seen in the photograph below taken from the west.



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Additionally, it should be noted that Ditchedge Lane which runs from north to south 300metres to the west, is set down approximately 2 metres.

The site is screened by the existing norther boundary hedge from the bridleway located approximately 200metres to the north running east/west. Other public views are extremely distant.

The existing stable block is in a relatively poor state of repair. It is shown below noting that the left photograph demonstrates where part of the range of the stables has been demolished.



It is proposed to maintain the overall shape and height of the replaced building but the walls will be overclad in vertical timber boarding and the roof will be replaced with profiled steel sheeting with a small portion of roof lights. The east elevation will be completely clad with no openings. The west elevation faces towards the new property and will include the entrance doors and doors to the workshop and swimming pool areas. The south elevation will include an upper section of glazing to provide light to the depth of the space with a large glazed opening at lower level. The latter will have externally mounted sliding timber doors to provide security and to maintain the underlying agricultural nature of the building. The impact of the changes will not be noticeable from outside the site.

The extent of the domestic curtilage as defined by the landscaping fencing and other feature will not be affected

Access

Access to and within the site will generally be unchanged. A gravel footpath will give access from the garden to the tennis court.

Conclusion

The stable building and remaining elements of the manège are redundant facilities that can be easily repurposed for the use of the new occupants of Sibford Park. There will be no impact of the surrounding areas and should accordingly be approved.