DESIGN & ACCESS STATEMENT

relating to

STORAGE BUILDING TO BE USED FOR ANCILLARY STORAGE ASSCOIATED WITH THE SITE

for

AVON VALE HUNT LTD

at

THE KENNELS, SPYE PARK, LACOCK, WILTS SN15 2PS

REF: 3961.STAT

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Location and Description

The Avon Vale Hunt Kennels are located in the surroundings of Spye Park near Lacock. The Hunt owns approximately seven acres of land, including two detached houses and a flat for staff. Furthermore on the site are the brick built kennels, stables, barns (modern and historic) and the storage building ancillary to the site to which this application relates.

None of the properties are Listed or in close proximity to impact upon Listed structures however, does fall within Grade II Listed Spye Park Registered Park and Gardens and is immediately adjacent to Spye Park SSSI and ancient woodland priority habitat.

The site is not in or near a Conservation Area or World Heritage Site. No rights of way pass through the property although there is a footpath to the south west (on the access drive leading to the western fields).

The Environment Agency flood map for Planning shows the site as very low risk for rivers and seas, and surface water.

The buildings to the north of the site are of modern steel frame construction, generally designed to meet the practical needs of the Applicant consisting of a horse walker, loose boxes, open fronted building and the proposed (retrospective) storage building. All of these buildings are similar in agricultural styles, bulk, massing and materials.

To the south of the aforementioned buildings are the more traditional brick construction residential units, kennels etc.

Planning history

Apart from the recent Full Planning Permission Application, ref: PL/2022/06476 (withdrawn) and Certificate of Lawfulness Application, red: PL/2022/09451 (in process of being withdrawn), there is limited Planning history of the applicant's site (there is a lot of Planning history to the Spye Park House site). The only Application that can be seen on the Council's website is from 1983 relating to four loose boxes, to the west of the proposed building (retrospective). Planning Ref: K/83/0702 relates to the four loose boxes, Approved.

The proposal

After previously applying for retrospective Full Planning Permission (now withdrawn) for the storage building which was referred to as the 'rural building' and a Certificate of Lawfulness Application (in the process of being withdrawn) for the use of the site as a 'fallen stock business', it has has since been the determination of the client to no longer continue this business. As a result, it is believed that the lawful 'planning use' of the site falls back to the former use 'Kennels, stables and residential properties'. It is the intention of the Applicant to hold 'Blood Hounds' at the kennels for the purposes of Drag Hunting.

The proposal therefore relates to a storage building that will be ancillary to the site, a building that has already been constructed and is very simple in nature. The building consists of a three bay steel portal frame. The multi use building is clad with corrugated tin to the two gable ends and the rear, with concrete panels internally at low level. To the front are three roller shutter doors with a pedestrian door to the LHS bay.

The building will be used to store vehicles, horse trailers/boxes, feed for the hounds and horses, straw/bedding and numerous other general storage associated with the site.

Assessment of the proposal in relation to the existing built form, site and wider setting

In general the building is considered to be of minor significance in relation to the existing arrangement. This view is based on the understanding that the building is to the north of the site, amongst other 'farm building' style structures of similar scale, furthermore no important architectural or historic fabric has been lost as a result of the building being constructed.

The building does not have a large impact on the perceived size or character of the older buildings on this site. In site terms, the changes by the proposal are seen as very minor.

The site is not only located at the end of a long quiet country lane and then a private drive, but it is also well screened by many viewpoints, thus meaning that the building is not prominent in the context of the wider locality.

The Conservation Consultation comment from Isla Macneal on the previous Full Planning Application for the 'proposed general purpose rural building (retrospective)' ref: PL/2022/06476 reads as follows:
'The proposal site is within the grade II registered park and garden of Spye Park. The key feature of the gardens are the remains of the early 18th century garden by Stephen Switzer one of the predominant designers of the day. It is surrounded by late 18th century park which reflects more of the landscape movement and there is later 19th century planting reflecting the results of plant hunting and fashion for exotic specimen trees. The proposal site is near the southern boundary close to a subsidiary drive and the walled garden. Historically this area was open but surrounding to the north and east by scutts copse. The area of the new building is tucked into the land and screened from the main park by the copse. The building is not readily visible from the drive and I am of the view that it causes no harm to the overall significance of the registered park'.

It is considered that the proposal is well attuned, the form, massing, elevation treatment and general design all being in keeping with the rural area. The proposal is seen as being in scale and appropriate to the location, whilst meeting the storage needs of the Applicant.

Heritage
A Heritage Impact Statement will follow the submission of this Application.

Ecology
An Ecology Impact Statement will follow the submission of this Application.

Access statement

There are no changes to the access arrangements of the site.

The existing access serves the proposed (retrospective) building further attributing to the suitability of the building's location on the site.

Conclusion

The proposal, albeit retrospective, was constructed following careful consideration to meet the practical needs of the Applicant and to be in harmony with the retained and existing buildings on the site. The use of the building will merely be for storage purposes ancillary to the site.