

MATHEWSON WATERS ARCHITECTS

The Old Surgery, Crowle Road

Lambourn, Berkshire, RG17 8NR

TELEPHONE: 01488 73131

E-MAIL:

enquiries@mw-architects.co.uk

**Proposed equine clinic buildings, with associated
access and landscaping improvements:
On land at The Mill House, Poulton Mill, Marlborough. SN8 2LN**

Section 73 application: To vary a condition on extant consent.

Planning statement

I am instructed on behalf of the owners of The Mill House, Dr Andre Buthe and Dr Christiana Ober, to seek consent for a variation to a condition attached to the notice of consent ref: PL/2021/04663. That consent related to detailed planning approval for their proposal to construct a barn-type building and separate stables for use in relation to their well-established equine clinic business.

Their equine veterinary clinic has grown steadily since 2003 and has developed a national and international reputation. (<http://www.andrebuthe.com>) Andre Buthe has been team veterinarian for the British Equestrian Federation and it's World Class performance programme since 2006. He is an FEI accredited veterinarian and has supported other nations at world equestrian games and international competitions. Christiana is also FEI qualified as both a permitted treating veterinarian and as a veterinary delegate for three day eventing. Christiana is Team veterinarian for the New Zealand Eventing Team, having also been the Head Team Veterinarian for the Canadian Three Day Eventing Team.

Between them they supported Team GB, New Zealand and Canada during the Olympics in Beijing, London, and Rio, and will be doing so again this year in Tokyo as Team veterinarians. They also support Teams at numerous World and European championships and supply services for numerous Olympic medallists.

Their equine sports medical clinic combines conventional orthopedic medicine with acupuncture and chiropractic.

The consented buildings will be, firstly a multi-purpose barn that will accommodate stables, feed, machinery and general storage and which will provide an essential facility in relation to their existing stables and the second proposed building; That second building would be a smaller stables building for 6no. horses and will be a suitable distance from the larger building, such that there would be an essential isolation facility for those horses that must be kept a safe distance from other horses.

Design changes:

Since consent was granted it has become necessary to provide more space in the main barn and this has been achieved without needing to increase its footprint. In the consented design there were two open-sided end bays under cover of the over-sailing roof, which are now to be enclosed by timber-clad walls to match the main elevational treatment.

The enclosing of those two bays will increase the enclosed floor area of the main barn from 971m² to 1245m².

The other changes to the consented design can be summarised as follows:

- Changing the direction of the wooden clad elevations from horizontal and vertical boarding to just horizontal boarding.
- Changing the areas of brickwork plinth wall to wooden cladding
- Increasing the number of translucent roofing panels from 20no. to 56no. This is necessary to utilise natural daylight in preference to artificial light during the day.
- Amendments to the position and size of the external doors and windows to suit the proposed internal layout of the various office and clinical spaces.

Conclusion:

This application proposal has been carefully conceived as a response to the developing needs of this very successful equine veterinary clinic.

The amendments to the extant permitted design for the main barn do not increase the volume of the building or its height. It will therefore have no greater visual impact than the consented design.

The amendments to the window & door positions are a response to the practical needs of the clinic and do not affect the size or visual impact of the barn. The changes to the orientation of the wooden-clad elevations and the removal of the areas of brick plinth are simple design decisions and do not affect the size or visual impact of the barn.

Overall, the amendments do not represent significant changes that would have affected the decision-making process of the original application and as such can be accepted as pragmatic refinements to the consented design.

Howard Waters RIBA

For and on behalf of Mathewson Waters Architects LLP

12th March 2026