DESIGN AND ACCESS STATEMENT

SITE
Rownall Lodge, Rownall Road, Wetley Rocks

SITE ASSESSMENT
Rownall Lodge is located in a rural location approximately half a mile from Wetley Rocks village and close to Werrington and Cellarhead. The small number of properties adjacent comprise private dwellings similar in size and nature to the Lodge, farms and horse riding stables. The location is used for a considerable amount of equestrian activity.

CURRENT STATUS
Rownall Lodge is a private dwelling set in substantial gardens on the outskirts of Wetley Rocks village. In addition to the main house there are several outbuildings including the building referred to in this application. This detached building is located at the far end of the site and comprises a single storey timber shed type structure. This building is used as stables for four to five horses, a fodder store and general equipment store. The end section is open and used as an occasional store for farm equipment. The applicant owns and has the use of 9 acres of adjacent land (fields) and keeps eight horses and a donkey at the site. These animals are kept for riding purposes solely by the applicant and his family and as pets.

PROPOSAL
There are two proposals for the building:
a) Conversion of the open end section into an office and garden room,
b) The addition of three temporary stables and an attached tack room.

USE
a) Office and Garden Room

The applicant owns and operates an office based business with two main office bases in Stoke and Sheffield employing 30 staff. An office facility at Rownall Lodge would enable him to 'work from home' on an as and when basis and provide a hot desk facility for staff travelling between the Stoke and Sheffield main offices. A maximum of six staff would be present in the office at any one time and on-site parking is more than adequate for this number. At the same time part of the space being converted would be used as a garden room for the private use of the applicant and his family making best use of the extensive open views over the adjacent open countryside.

It is considered that the proposed uses are both appropriate and logical. The character of the building would be maintained and the space would be put to good use rather than remain essentially unused as at present. No extension of the building will be necessary for this new use to occur.

Continued.....1 to 2

b) Extra Stables and Tack Room

As mentioned previously the applicant keeps eight horses and a donkey on site. Stabling for these animals is currently provided within the application building and by three portable stables located in the adjacent fields. The animals are stabled during the winter months and during wet/inclement weather. The proposal is to temporarily move the three mobile stables from their current location in the fields to a position adjacent to the main application building. The mobile stables are in kit form and are easily dismantled. The intention is to place the three stables next to the main building and to connect with a new tack room. The three stables would be relocated as described during the winter months only and put back into the fields in the spring and summer months, ie they would not be permanently located next to the building. The advantage of this winter location is that the animals would be in immediate proximity of the fodder store, in a more secure location and away from the wet fields (these are not well drained and are saturated in wet weather). The area immediate adjacent to the stables comprises a small paddock and this would be used as an exercise area for the animals.

AMOUNT
No permanent extension is required and so no increase in building will really occur.

APPEARANCE
The existing building is finished with timber shiplap boarding. The portable stables and similarly constructed from timber and would match/blend with the main building particularly well. The new office and garden room space would be formed by installing glazing and timber panels into the building frontage and this would ensure a seamless transformation of this open area. The use of a large amount of glass would ensure minimal change to the elevation.

LANDSCAPING
The area is already well planted with shrubs and greenery and no further landscaping is envisaged.

ACCESS
The site is easily accessed via a private driveway off Rownall Road.

9 December 2019