



Prospect Design

Architectural Services

SUPPORTING INFORMATION INCORPORATING DESIGN AND
ACCESS STATEMENT

For

R F Racing Ltd
Mews House
Musley Bank
Malton
North Yorkshire
England
YO17 6TD



By
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Of

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RYEDALE DM
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27 MAY 2014
DEVELOPMENT
MANAGEMENT

Project number Project title

PD141	Rationalizing developments at Musley Bank (R F Racing Ltd) following approved planning application 08/00630/MFUL to include Erection of stabling buildings, veterinary and storage buildings, covered exercise track for horse schooling and assessment, additional horse walkers, building to form staff welfare facilities, administration facilities and owners suite and formation of associated parking and access road.
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Assessment carried out by

Date

Richard Webster	14 th May 2014
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1.1 **SITE ANALYSIS**

- 1.1 The site is located to the South West of Malton and is located in the Eastern fringe of the Hawardian Hills Area of Outstanding Natural Beauty. The site is best accessed off the (A64) York Road slip road (B1248) via a private access road.
- 1.2 All the proposed developments are within the curtilage of R F Racings Ltd's Musley Bank facility as identified on the site block plan and site location plan drawings.
- 1.3 Given that the rational for the above facilities has been established and approved in planning application 08/00630/MFUL this statement deals with rationalizing the developments that have / are been carried out and are currently under construction.
- 1.5 The site slopes considerably from North to South.
- 1.6 The existing footprint of the site is 120 acres approx.

2.0 **BACKGROUND, PROPOSALS AND RATIONAL**

- 2.1 As stated above planning application 08/00630/MFUL was approved on the 1st October 2008. The first phase of works involving the formation of a new access road to the South of the site, the construction of the veterinary and storage buildings and covered exercise track for horse schooling and assessment was completed in 2010. In 2013 the second phase of works started which involved demolishing existing stable and storage buildings to make way for the new stable block and the construction of a new horse walker.

- 2.2 Due to the sloping nature of the site it became apparent that the position of the proposed stable block would need to be adjusted as the proposed ramp from the stable block to the new covered exercise track would be too steep and unusable. Mr Fahey of R F Racing Ltd was advised by specialists to reposition the building to the North East to allow a usable ramp to be constructed to the West of the proposed stable block.
- 2.3 As part of phase two a temporary office structure (portakabin) has been erected on site. The office building is designed as a temporary measure until the permanent administration and owners suite approved in application 08/00630/MFUL can be developed.
- 2.4 Also as part of the phase two works a new toilet block has been erected to replace the existing toilet.
- 2.5 As part of this application R F Racing would like to apply to erect a building housing a horse treadmill to further improve the facilities at Musley Bank.
- 2.6 As described above the proposed developments are seen by R F Racing Ltd as vital for the consolidation and expansion of the business at the Musley Bank (Malton) site.
- 2.7 Refer to R F Racing Ltd's statement.

3.0 DESIGN STATEMENT

- 3.1 As described above the new stable block has been constructed to the North East of its location as described in planning application 08/00630/MFUL. As discussed above the reason for relocating the building was to provide a practical access ramp at a usable gradient. The location of the building as approved did not allow for a practical access ramp at a usable gradient (see photo 1).
- 3.2 The original stable block design was thought to be too complicated with fussy detailing. The design has been simplified to match the existing buildings on site with one roof pitch and brickwork and Yorkshire boarded elevations refer to drawing PD141-03. This has also had the effect of reducing the ridge height by 819mm from 40.909m to 40.090m.
- 3.3 The proposed ramp is under construction (see photo 2) and runs diagonally up the slope from the new covered exercise track to terminate to the West of the as built stable block. This would not have been possible with the original layout as the building would have blocked of this route.
- 3.4 As discussed above a temporary office structure has been placed on site refer to drawing PD141-05 (see photo 3). This structure replaces the original timber office structure which was demolished in order to clear the site for the stable block. The new "portakabin" type structure will be removed from site on completion of the approved administration facilities and owners suite.

- 3.5 A new toilet block has been constructed on site refer to drawing PD141-05 (see photo 4 & 5). The toilet block replaces the existing toilet which has been locked shut. The existing toilet was poorly positioned adjacent to neighbouring housing and provided inadequate facilities for the 70 plus employees. The new toilet block will be demolished and relocated within the administration facilities and owners suite when completed.
- 3.6 The toilet block is constructed as detailed on drawing PD141-05 using traditional brickwork, clay pantiles, and timber windows and doors.
- 3.7 As part of the continual investment in the Musley Bank yard R F Racing are seeking approval within this application to erect a new horse treadmill building. This facility will add to the already impressive facilities available at Musley Bank maintaining its place as one of the top race horse training yards in the country.
- 3.8 The building is located on the position of a previously demolished structure refer to drawing PD141-02. The building is designed to match existing and adjacent buildings. The elevations consist of brickwork plinths with Yorkshire boarding above. The roof is finished with a pressed metal cladding to match the adjacent stable block. Two timber sliding doors allow access for horses to walk in access the treadmill and out without having to turn.
- 3.9 The developments as described above and in the submitted drawings comply with policies SP6 and SP9 of the Ryedale Plan – Local Plan Strategy in delivering local employment and supporting the land based & rural economy. The new buildings proposed / under construction / constructed are necessary to support land-based activity and a working countryside, including equine purposes. The buildings are vital for the consolidation and expansion of the business at the Musley Bank (Malton) site and the benefits this brings to the local economy in terms of jobs, suppliers and prestige.
- 3.10 A landscaping plan was approved under application 08/00630/MFUL it is the intention that this design be implemented.

4.0 ACCESS STATEMENT

- 4.1 As stated above the existing vehicular and pedestrian access is provided from the private access road of the (A64) slip road. Under 08/00630/MFUL a new access has been established to the South of the new covered exercise track to alleviate traffic from the existing access which passed close to neighbouring properties.
- 4.2 The parking arrangements have had to change from those detailed in application 08/00630/MFUL to the repositioning of the stable block. New parking is provided to the south of the covered exercise track as detailed on drawing PD141-02.

5.0 DESIGN SOLUTIONS

5.1 The following drawings show the Design Solution and form the basis of the Planning Application:

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| 1 | PD141-01 | OS Site Location Plan. |
| 2 | PD141-02 | Site Block Plan. |
| 3 | PD141-03 | Proposed Stable Block Plan & Elevations. |
| 4 | PD121-04 | Proposed Treadmill Building Plan & Elevations. |
| 5 | PD121-05 | Proposed Admin & Toilet Block Plan and Elevations. |

6.0 PLANNING POLICY

We believe the following planning policies have being considered and satisfied, above, while developing this scheme;

6.1 Ryedale Plan – Local Plan Strategy

SP6 – Delivering & Distribution of Employment

SP9 – The Land Based & Rural Economy

SP16 – Design

SP20 – Generic Management Issues

SP13 – Landscapes

6.2 National Planning Policy Framework

Chapter 1 - Building a strong, competitive economy

Chapter 3 - Supporting a prosperous rural economy

Chapter 7 - Requiring good design

Chapter 11 - Conserving and enhancing the natural environment

7.0 SUPPORTING STATEMENTS

The following supporting statements which accompanied the previous application 08/00630/MFUL should be referred to when read when assessing this application

Archaeology Assessment by MAP
Ecology – Extended Phase 1 Report
Landscape and Visual Impact Assessment

7.0 R F RACING LTD SUPPORTING STATEMENT

I am writing this statement to help explain the plans and intentions for R F Racing and to explain how important our company is to Malton and how much we put back into the area.

We first moved to Musley Bank in 2003, we had approximately 21 members of staff on our books. Since then we have grown in size. We currently employ over 70 members of staff. We also use local vets, farriers, transport, racetracks, gallops and farmers to get hay and straw, all of these are just in the day to day running of the company.

The improvements to the property have all been made by local tradesmen from roofers, steelworkers and builder and where possible materials have come from local suppliers. I feel like I am one of the biggest employers in the local area. Thanks to you we have been able to develop Musley Bank into one of the most state of the art facilities in the country.

As regarding the moving of the stable block, I am afraid it was necessary to do this as the walk way out of the indoor school and through the stable block was too steep. It looked correct on the plans but it just would have been impossible for the horses to negotiate up and down. The stable block was moved to put a lesser gradient on the hill so the horses come out diagonally in front of the stable block instead of going straight up. I know for a fact the moving of the stable block is less intrusive of the neighbours view and a lot better than the old view. I do apologise, I was sure it would not be a problem.

Richard Fahey

8.0 PHOTOGRAPHS

8.1 Showing gradient from stable block to covered exercise track



8.2 Showing ramp under construction



8.3 Showing temporary office structure



8.4 Showing existing toilet



8.5 Showing new toilet block

