

Design Statement

April 2026

Address:

Crabtree Arena, Firs Lane, Hoylandswaine, Barnsley, S36 7JG

Introduction

This statement supports the planning application for the replacement of an existing stable block with a similar building in position and overall size. It explains the design rationale and how the proposal responds to its context.

Site Context and Background

The existing single storey stable block is located within an area comprising a residential dwelling (formerly a barn converted approximately 15 years ago) and associated detached buildings and barns, that have been used for equestrian and associated purposes in connection with the treatment of horses feet and making and fitting of shoes.

The site is within an area of Green Belt in a rural setting and is accessed directly from Firs Lane in Hoylandswaine.

For information the adjacent dwelling house's "planning consent" (ref B/05/1557/PU) confirmed limitations of use "to a person working in the equestrian business" and this connection is to be reflected within the proposals for the new proposed replacement building.

The existing stable block building is in poor condition and semi derelict. It was originally constructed over 40 years ago and elements of the external fabric have decayed.

The proposals are to replace this building in same position and share the stables with facilities to accommodate a registered (AWCF) farrier including scope for training of apprentice farriers.

Design Principles

Context

The proposed building will meet current Building Regulation standards with robust materials and architectural design to be in harmony within neighbouring buildings and Green Belt setting.

It will include stables and accommodate additional enclosed spaces for a professional farrier and junior apprentice including work shop/storage, mess room and bedroom for apprentice's use. The proposed building includes an oak frame open canopy in front of stables and offers protection for working farrier and apprentice if required.

Scale & Massing

The single storey building reflects the original and minimal in scale. It has duo pitch roof as original building but with slightly increased pitch to suit natural slates.

External Materials

The materials used for roof and walls are intended to harmonise with adjacent dwelling. The rear facing wall is to be clad in vertical larch timber creating a barn like appearance. A partial oak frame supports an open canopy area in front of stables.

Form & Appearance

The overall appearance is similar to original building being linear in plan but adapted to suit combined uses.

Sustainability

It is intended to reclaim natural stone from demolished building to be used in proposed construction

Parking

Parking arrangements remain unaffected within areas of hardstanding/yard area that surround the stable block.

Summary

Barnsley Council's policy position referred to developments with Green Belt has following advice:

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt - Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The proposals to replace the stable block with a similar building in same location is intended to respect the character of its rural setting using local materials and will be in scale and harmony within adjacent buildings.

Finally it is hoped that successfully delivered proposals will maintain a sustainable profession farrier occupation that serves the local rural community whilst offering local employment and associated apprenticeship opportunities towards the future of farriery within this district.