



DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION FOR CONSTRUCTION OF OUTDOOR MENAGE AND ERECTION OF HORSE WALKER, KNABBS LANE, SILKSTONE COMMON, BARNSELEY S75 4RD

This Design and Access statement is prepared by Windle Cook Architects in support of the Full Planning Application for the construction of an outdoor menage and the erection of a horse walker on land off Knabbs Lane, Silkstone Commom, Barnsley s75 4RD. The statement follows the form preferred by CABE in the document *Design & Access Statements- how to write, read and use them*

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION FOR CONSTRUCTION OF OUTDOOR MENAGE AND ERECTION OF HORSE WALKER, KNABBS LANE, SILKSTONE COMMON, BARNSELEY S75 4RD

1.Context

The site is located within the Green Belt, and adjacent to the Grade 2 Listed Knabbs Hall.



Extract from UDP

The site is gently sloping eastwards towards Knabbs Lane, from which there is an existing field access. To the north it adjoins the Trans

CONTENTS

DESIGN

1. Context
2. History
3. Amount
4. Layout
5. Highways
6. Scale
7. Landscaping
8. Appearance
9. Access
10. Flooding
11. Sustainability

ACCESS

11. Inclusivity

HORSEWALKER

12. Manufacturer details

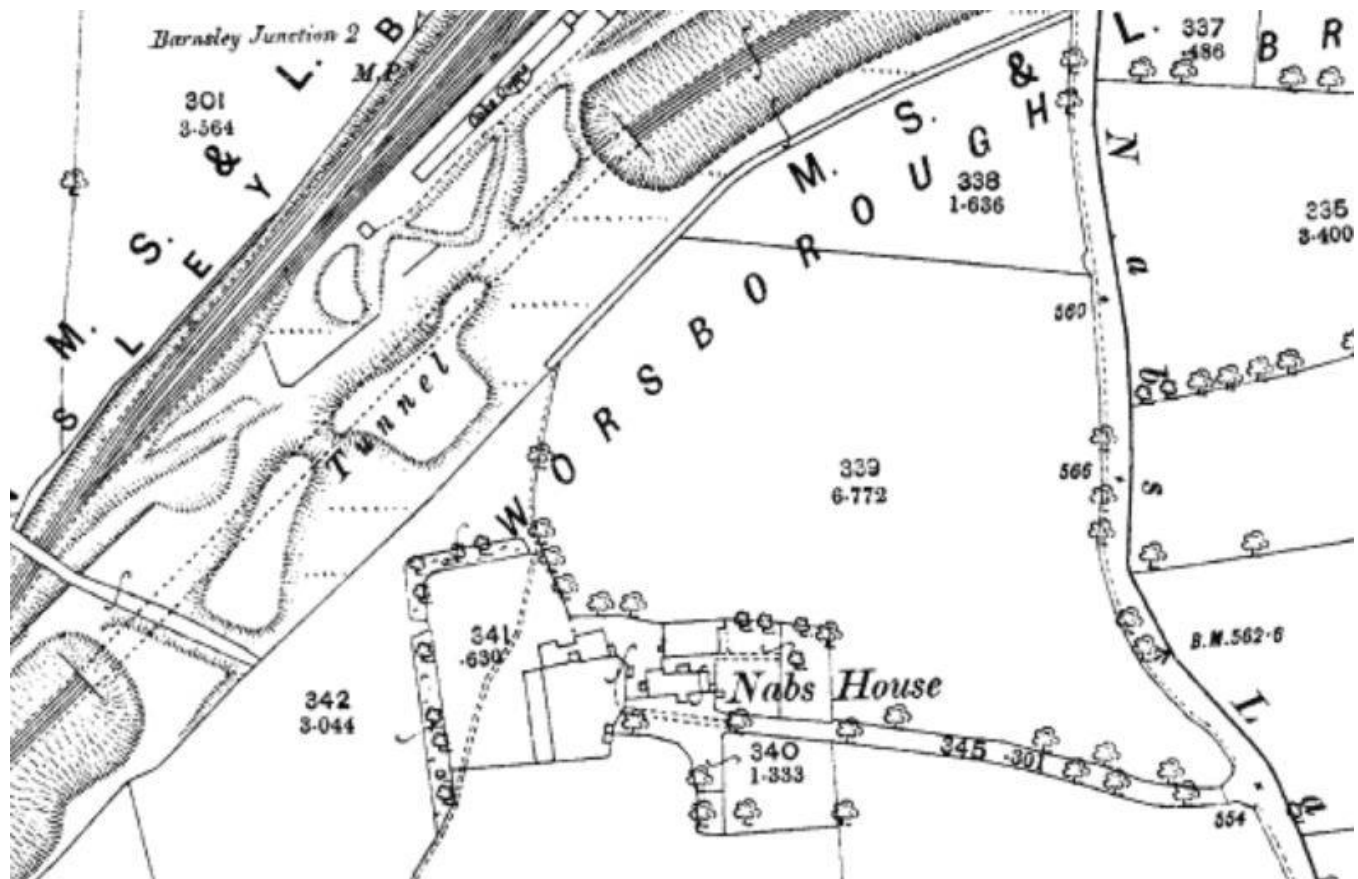
Pennine Trail. To the south is the access to Knabbs Hall Farm, and a dense screen of trees and hedges, which screen Knabbs Hall from the site.

The site has been used for equestrian activities for some time and planning permission has been granted for the erection of a block of stables under approval 2015/0105

The NPPF (National Planning Policy Framework) considers the provision of this type of facility as acceptable in the Greenbelt providing the openness of the Greenbelt is not affected.

2. History

Reference to historic mapping shows that in 1893 the site was open fields adjacent Nabs House.



Ordnance Survey 1893

The site has remained undeveloped.

3.Amount

The proposals are for a standard circular horse walker and the formation of a level area for use as a menage.

4. Layout

The proposed horse walker will be located at the rear of the existing stables building, and the level menage area to the south of the stables. The menage will be located fairly close to the hedge and trees on this boundary which will screen it from the road and from the Listed Building. The menage will have a nominal 1 in 80 gradient, falling 0.5m along its length, and will require the formation of a 1 in 3 gradient grass bank upto 2m high.

It is proposed that ultimately a covered menage will be built, this would be subject to a separate Planning Application. The applicant has aspirations to develop an equine business on the site, providing facilities which are not locally available for open use. BMBC supports the sustainable diversification and development of the rural economy where it is related to tourism or recreation and improves the range and quality of local services in existing settlements. The applicant has, even before firm proposals have been developed, had interest not only from the equine community but from other potential users such as dog training and events which has highlighted the demand for this type of facility. A separate Planning Application has been submitted for commercial use of the stables.

5. Highways

As part of the planning permission for the stables building, a new site access has been constructed to the north end of the site, and the gates have been moved back 10m into the site to allow a car and trailer/horse-box to pull off the road in one manoeuvre. 6 parking spaces are provided.

The proposals will not increase traffic using of the site.

6. Scale

The horse walker is relatively minor addition to the fieldscape, being located behind the stables it will not affect the openness of the Greenbelt, nor the setting of the Listed Building. The surface of the menage will be 'cushion-ride' which is dark in colour and provides the perfect surface to work horses.

7..Landscaping

The menage will be enclosed with open timber rail fencing, with grassed banking forming the level plateau. It is proposed to erect 6no. floodlights to allow the menage to be used in the winter when daylight hours are limited.

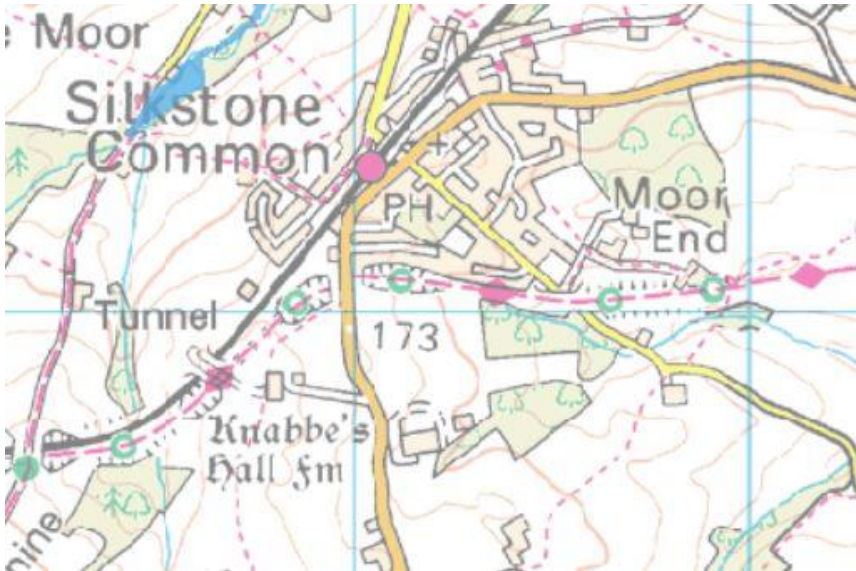
8. Appearance

The horse walker will be a standard unit with metal roof and boarded sides. Cushionride is a seasoned woodfibre product with a natural dark appearance.

9. Access

Access is already provided to the stables.

10. Flooding



The site is not shown as at risk from Flooding on the Environment Agency flood map

11. Sustainability

The applicant has made a substantial investment in the site to allow her to look after the welfare of her horses. The erection of this horse walker and the level menage will allow her to further enjoy her hobby.. The planning approval for the stables allows her to provide livery for friends horses as well as her own, and as stated earlier, she has aspirations to ultimately develop an equine business on the site, providing livery and a covered ménage.

12. Inclusivity

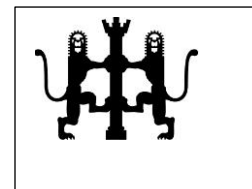
The site is accessed from a relatively level lane, and is itself at a gentle gradient. The applicant acknowledges that good access and facilities will be provided to create an inclusive environment.

windle cook architects

927 Chesterfield Road. Sheffield S8 0SS

tel. 0114 2359910

e mail: architects@windlecook.free-online.co.uk





+44 (0) 121 553 1910

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Cushionride

IMPORTANT INFORMATION

Due to Extreme demand, the current delivery time for Cushionride® is between 4 - 6 weeks.

Cushionride® – A unique, highest quality, seasoned soft wood fibre system that offers a consistently good footing for all equestrian disciplines and allows training to continue in all weathers. Cushionride is made from recycled naturally seasoned wood.

Cushionride is proven to adapt to a wide range of equestrian surface applications—including ménages, gallops, turn-out areas, exercise trails, walkers, breeding barns and lunging arenas.

Since its launch in 1994, Giffords have sold in excess of 3,000 ménages all over the UK. David Broome CBE is one of Giffords' supporters of Cushionride, which he uses at his own stables.

The choice of professionals in national events and competitions, in showjumping and polo and at major racecourses including Cheltenham and Warwick.

- Extremely competitive prices
- Gives a consistent footing for all equestrian disciplines
- Low impact – secure and soft yet resilient



Quality low-dust surface
Suitable for all seasons

- ◆ Long-lasting
- ◆ Delivery – our specially adapted transportation
- ◆ Safe and clean – 100% safe and non-toxic
- ◆ For indoor and outdoor use

Our top seller and integral to our business, Cushionride is not just a [product](#), for us it's more a way of life! With over ten years as a leading supplier in the equestrian market, we have a genuine and deep-rooted involvement and an expertise which is second to none.

Giffords have over 3,000 Cushionride installations throughout the UK. We are more than happy to provide details of those Customers in your area, to enable you to seek a local reference.

Call us on [0121 500 4910](tel:01215004910) for any enquiries about our equestrian arena surfaces, alternatively use our [contact form](#).

ORDER FORM

PRICE LIST

PRODUCT FAQ'S

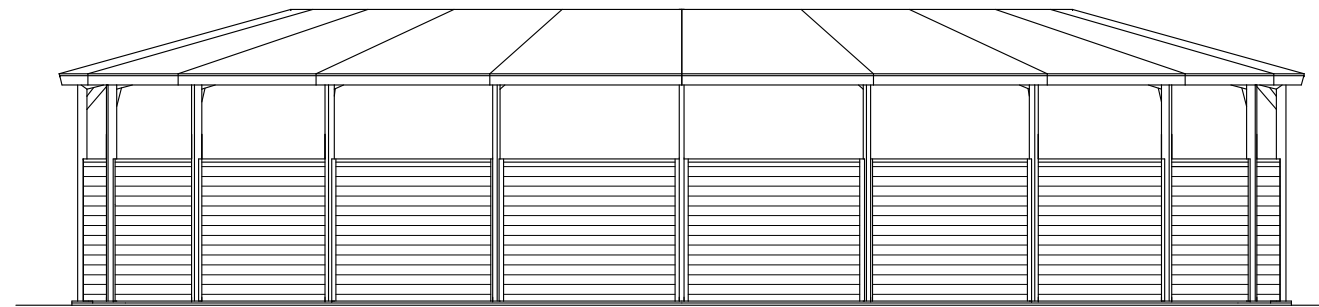
Related Products

- ◆ Try [Cushionbed](#) for your stables.
- ◆ If you own poultry, try [Cushionchick](#).
- ◆ Our [Enviromulch](#) is ideal for gardens.

Latest from our blog

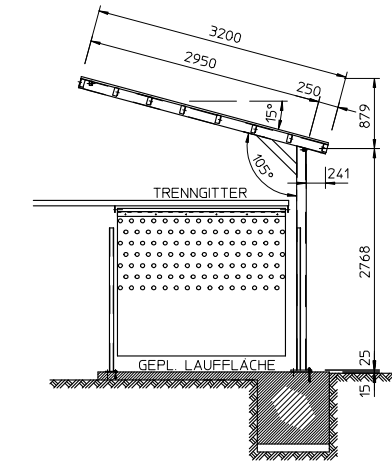
- ◆ New Website
- ◆ New Equipment
- ◆ Reduced Price on Cushionbed
- ◆ Have you ordered your winter stock?

ANSICHT



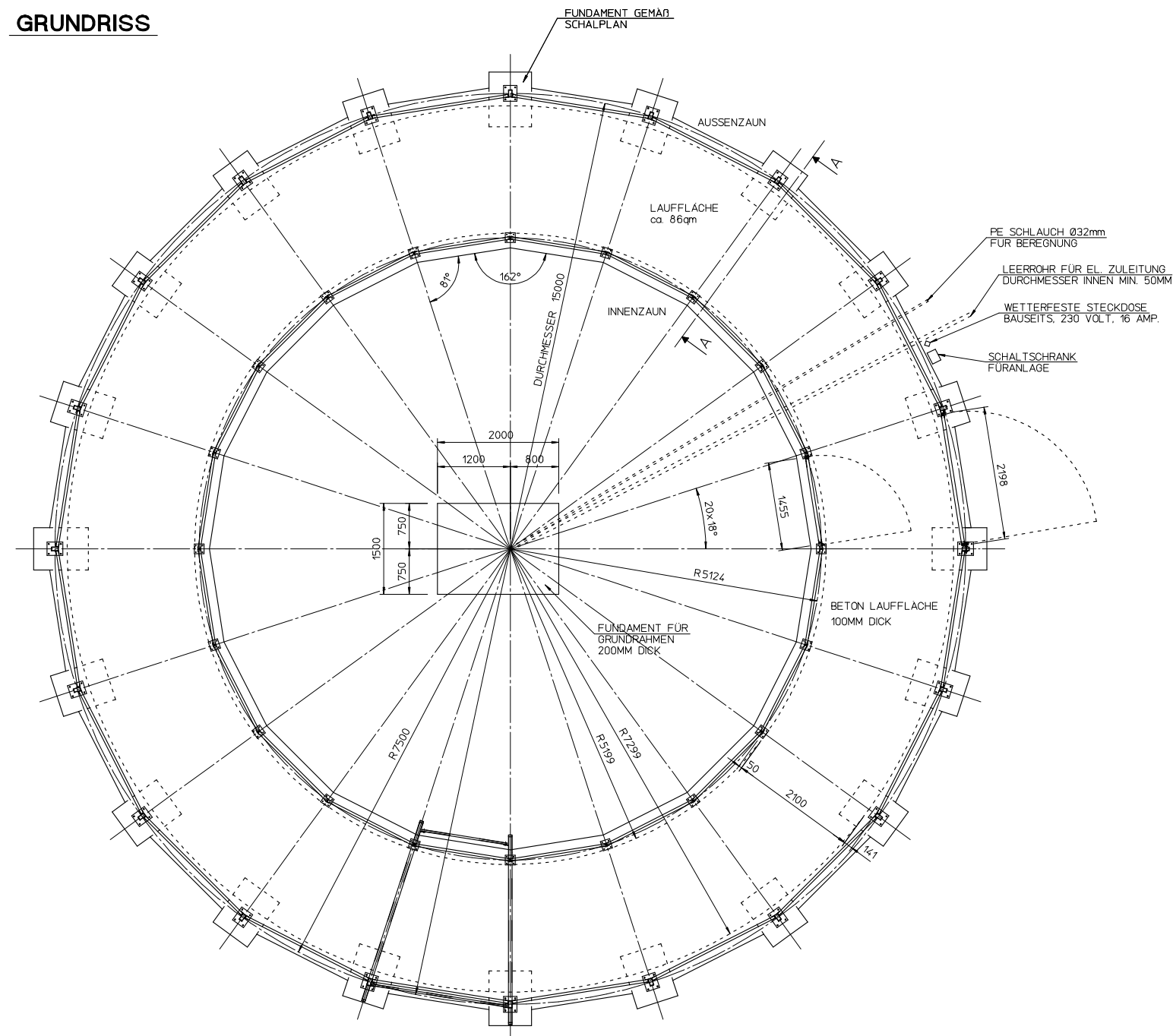
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OK AUSSENZAUN
OK GEPL. LAUFFLÄCHE
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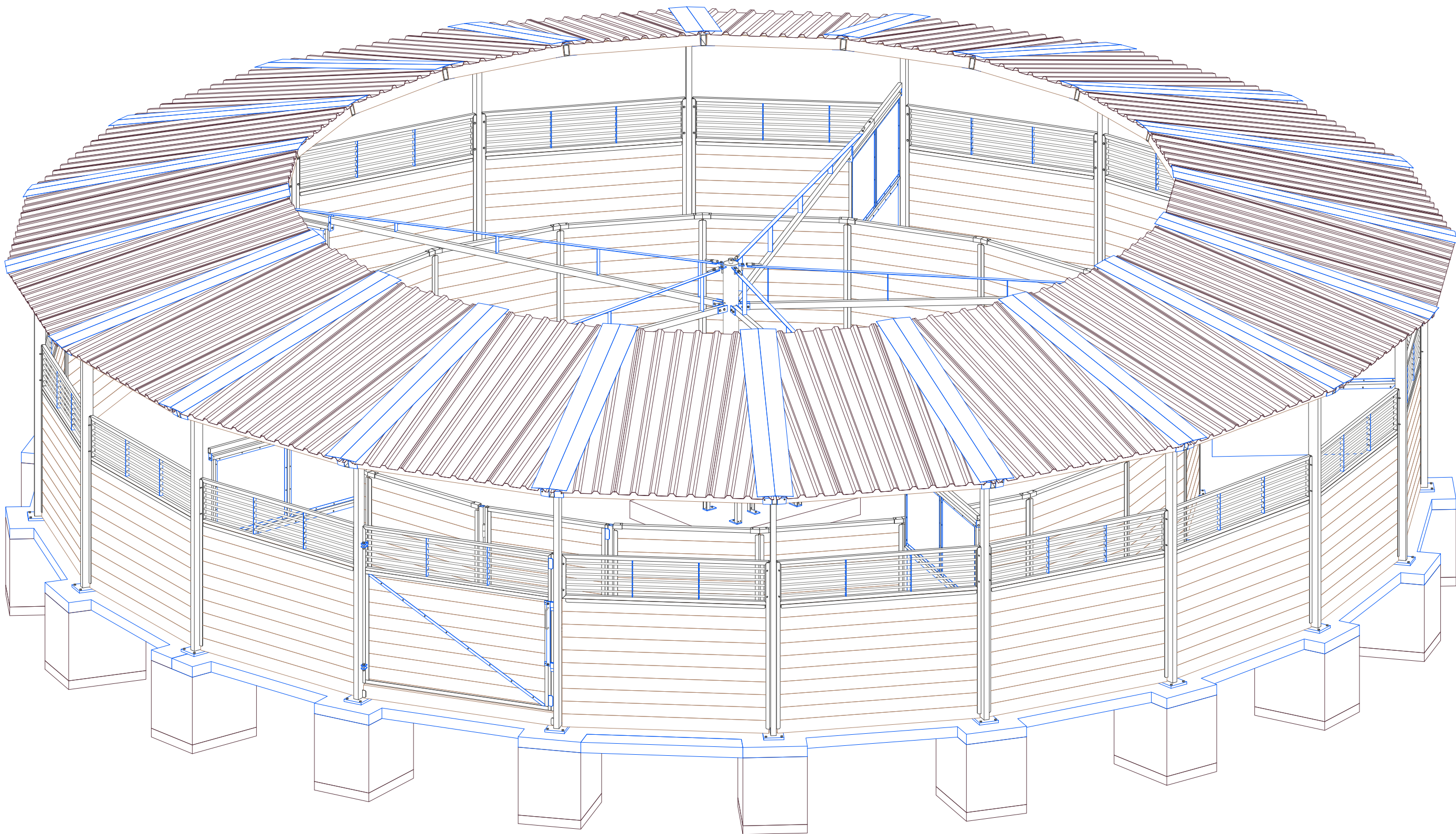


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OK AUSSENZAUN
OK GEPL. LAUFFLÄCHE
+0.000

GRUNDRISS



Kraft ...bewegt Pferde!



		Bauherr: Reitanlage Birkenhof	
Uwe Kraft Führanlagen GmbH Riedwiesen 10 74586 Frankenhardt - Honhardt Telefon 0049(0)7959-702 Telefax 0049(0)7959-2594 www.reitsportgeraete.de		Bauort: Birkenhof 2	
		Architekt:	
		Projekttyp: Hufschlagdach 15m	
		Projektnr.: k1535	
		Benennung:	
		Datum: 31.07.2005	Plan Nr.: A001
		Bearb.:	Maßstab: A0 1:15
		Gepr.:	A3 1:45
		Material:	
Irrtümer und Änderungen		Datum:	
Vervielfältigung und Weitergabe an Dritte untersagt. Maße sind auf Richtigkeit zu überprüfen.			

Technical Spec Sheet 1



The purpose of the rotating gates is to divide the walking surface into sections so that more than one horse can be trained at the same time.

The rotating gates are hung at a height of 2300 mm (7.5').

KRAFT recommends a linear length of at least 7 m (23') per compartment in order for the horses to have enough space.

The number of compartments is based on the size of the machine.

Example for round walker:

Diameter	15 m (50') = 6 horses
Circumference	47 m (155') / 6 = 7.8 m (25.5') per compartment

Example for oval walker:

Size	10x20 m (33'x66') = 6 horses
Circumference	51 m (167') / 6 = 8.5 m (28') per compartment

1. Rotating Gates

2. Control Panel

3. Irrigation System

4. Roofing

5. Door / Gate

6. Covered Entry

7. Concrete Foundations

Rotating Gate Type A

- ▶ hinged and insulated
- ▶ galvanized welded wire grid (framed and exchangeable)
- ▶ continuous rubber on bottom 800 mm (2.5') high
- ▶ electric charger (optional)



Rotating Gate Type C

- ▶ 1800 mm (6') high perforated rubber gate
- ▶ durable reinforced elastic material
- ▶ special conductive rubber can carry a current for optional electric charger



Rotating Gate Type D

- ▶ patented retractable gate
- ▶ horse walker track can be accessed and cleaned with ease
- ▶ durable reinforced elastic material
- ▶ special conductive rubber can carry a current for optional electric charger



Technical Spec Sheet 2



Kraft horse walkers are equipped with modern control panels that operate all possible functions of the equipment.

Depending on client needs, Kraft offers a standard control panel in 3 different versions as well as a programmable version.

Our clients receive a detailed operation manual for their Kraft horse walker.

Electric requirement: 220 volts, 16 amps

Standard Control Panel

Settings: On / Off
Direction selection
Speed control

Programmable Control Panel

Settings: 5 programs that can be set according to client needs for direction, duration and speed

1. Rotating Gates

2. Control Panel

3. Irrigation System

4. Roofing

5. Door / Gate

6. Covered Entry

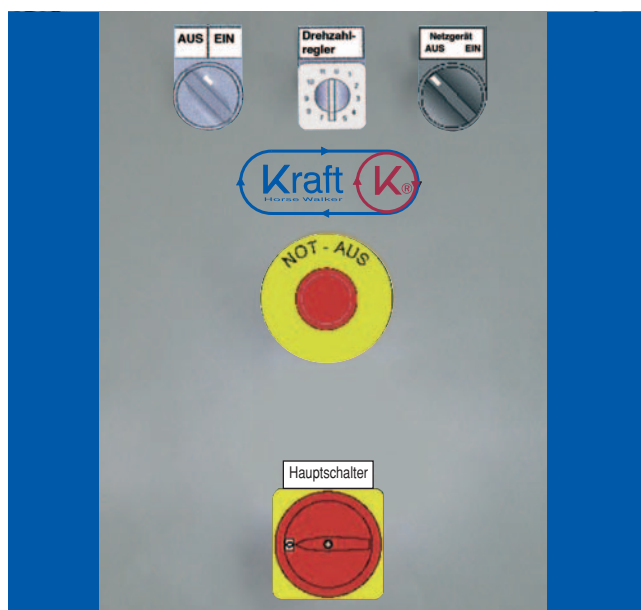
7. Concrete Foundations

Standard Control Panel

Type A: with electric charger

Type C: with electric charger and left/right switch

Type E: with electric charger and walk/trot program



Programmable Control Panel

Type I: 5 programs can be set according to client needs; touchpad operation



Technical Spec Sheet 3



If the horse walker surface is compacted gravel, clay or some other natural material, then Kraft recommends a sprinkler system.

Dust is unpleasant for rider and horse and can also be a health hazard.

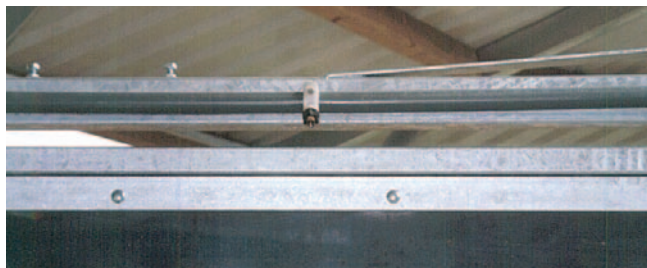
A consistently moist walking surface will guarantee the best conditions for lunging and training.

Every KRAFT sprinkler system is custom made for KRAFT horse walkers.

1. Rotating Gates
2. Control Panel
3. Sprinkler System
4. Roofing
5. Door / Gate
6. Covered Entry
7. Concrete Foundations

KRAFT Sprinkler Systems:

Type A: Walking surface, one side



Sprinkler head is mounted to the top of one rotating gate.

Type B: Walking surface, lunging surface



The sprinkler system separates at the middle of the walker. One pipe sprinkles the walking surface with one head, while the other pipe sprinkles the lunging ring with 2 or 3 heads.

Characteristics:

KRAFT irrigation systems are extremely durable and easily maintained. They are specifically designed for KRAFT horse walkers and KRAFT covered round pens.

Type C: Sprinkling of the lunging ring from the ceiling-



A 360 degree sprinkler with an 8 m (26') range is mounted to the ceiling in the center of the lunging ring.

Type D: Rail-Gilding Walker



A 1/2" steel pipe is mounted to the top inner side of the outside fence and sprinkler heads are attached at 2-3 m (6'-9') intervals.

Technical Data:

3/4" water connection provided by buyer; 3 bar water pressure. Outdoor freeze proof faucet needed near the entry of the walker or covered round pen. Water lines must be drained in the winter.

Technical Spec Sheet 4



KRAFT horse walkers or lunging rings can be partially or completely covered for the protection of rider and horse.

- ▶ Standard Ground Standing Horse Walkers
= partial and complete roofs
- ▶ Ceiling Mounted Horse Walkers
= complete roofs
- ▶ Rail-Gliding Horse Walkers
= partial and complete roofs

Choices are according to the clients needs or according to building codes/requirements.

KRAFT offers the following 5 roofing options:

- ▶ **Type B:** Bitumen shingles (standard shingles)
- ▶ **Type C:** Metal roof
- ▶ **Type D:** Corrugated cement fiber panels
- ▶ **Type E:** Ceramic tiles
- ▶ **Type G:** Sandwich panels

All roofing materials are supported to allow for a snow load of 3.50 KN / qm and are available in various colors (according to manufacturer or RAL color chart).

1. Rotating Gates

2. Control Panel

3. Irrigation System

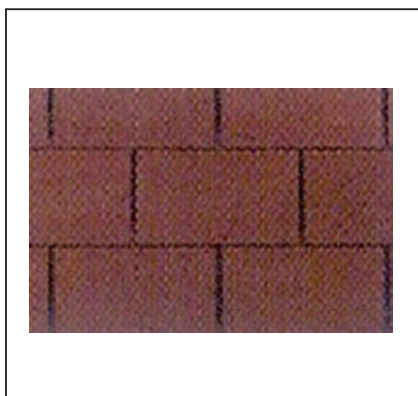
4. Roofing

5. Door / Gate

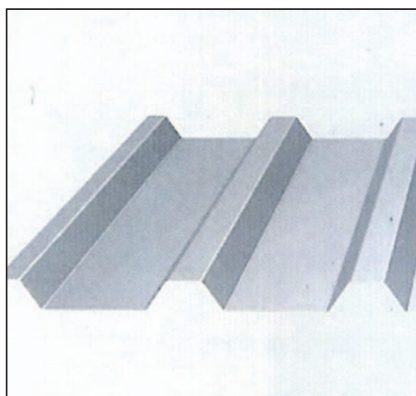
6. Covered Entry

7. Concrete Foundations

Typ B



Typ C



Typ D



Typ E



Typ G



Technical Spec Sheet 5



KRAFT offers a variety of gates and doors for all types of horse walkers and lunging rings:

- ▶ **Type A:** Door, one panel
- ▶ **Type B:** Gate, double panel
- ▶ **Type C:** Sliding gate

Heavy duty galvanized steel and safety closures are used in all types.

The remaining wood materials are constructed to match the inner and outer fences (either spruce or hard wood)

1. Rotating Gates
2. Control Panel
3. Irrigation System
4. Roofing
5. Door / Gate
6. Covered Entry
7. Concrete Foundations

Type A:

Door: one panel shown here with spruce boards



Type B:

Gate: double panel shown here with spruce boards



Type C:

Sliding gate shown here with hardwood boards



Door closure with safety switch (horse walker stops if door is opened)

Technical Spec Sheet 6



KRAFT covered entries have various functions:

- ▶ protection from rain and wind while observing the horses
- ▶ protection from rain and wind while entering horses
- ▶ dry area for halters, horse blankets, gaiters and other items
- ▶ shade

KRAFT covered entries are constructed to blend into the building style.

KRAFT offers the following 2 covered entry styles:

- ▶ **Type A:** Flat Roof
- ▶ **Type B:** Gable Roof

The roofing materials and outer walls of the covered entry are designed to match the building so that:

- ▶ style, color and form are identical and match the building style

1. Rotating Gates
2. Control Panel
3. Irrigation System
4. Roofing
5. Door / Gate
6. Covered Entry
7. Concrete Foundations

KRAFT Covered Entry

Type A: Flat Roof

Size: 2.5 m (8.2') width for a partial roof

Approximately 5.5 m (18') width for a covered round pen

Depth: 3 to 5 m (10' to 16')

- ▶ durable steel construction
- ▶ simple low cost option
- ▶ entry roof is not connected to main roof



KRAFT Covered Entry

Type B: Gable Roof

Size: as Type A

- ▶ durable steel construction
- ▶ aesthetically beautiful option
- ▶ structurally sound connection and integration into the main roof



Technical Spec Sheet 7



Site and foundation work are the “corner stones” of every good building project!

This work is usually contracted out by the buyer according to KRAFT guidelines and blue prints. The contractor is liable for the accuracy of his/her work.

KRAFT can also offer site and foundation work.

Detailed blue prints are available for all types of KRAFT walkers.

KRAFT offers the following foundations according to the type of walker and requirements:

► **Type A:** Point foundations/ footers

► **Type B:** Point foundations/ footers integrated into concrete walking surface

► **Type C:** Point foundations/ footers integrated into complete concrete slab

► **Type D:** Concrete walking surface only

Guidelines:

- The site must be graded + leveled
- Footers must be at least 80 cm (2.5") deep (frost line)
- 5 cm (2") clean edge C15/20
- Foundation concrete C 20/25
- The completion of construction shall be in accordance with local and national building codes

1. Rotating Gates
2. Control Panel
3. Irrigation System
4. Roofing
5. Door / Gate
6. Covered Entry
7. Concrete Foundations

