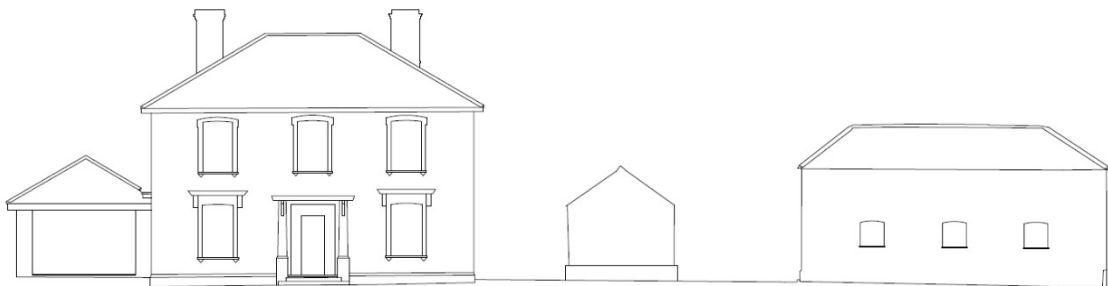


Design and Access Statement

At:

**Medlow House Farm
Colemans Road
Breachwood Green
Herts SG4 8PA**



For:

**Mr Ben Marlow
Medlow House Farm
Colemans Road
Breachwood Green
Herts SG4 8PA**

Date: July 2025
Ref: 25541-DA



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*The Institution
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Engineers*

Design and Access Statement

Proposal:

Demolition of existing interlinked stables, haybarn and storage buildings, and construction of replacement buildings including a large barn housing 5 stables and hay storage, a new storage building for tack and garden furniture, and a private-use gymnasium, bar, and golf simulator. The proposal also includes landscaping improvements to the courtyard area.

Site Address:

Medlow House Farm, Colemans Road, Breachwood Green, Herts SG4 8PA

Applicant:

Mr. Ben Marlow

Date:

28th July 2025

1. Introduction

This Design and Access Statement supports a full planning application for the demolition of existing equestrian and storage buildings, and the erection of replacement structures on a similar footprint. The proposal aims to enhance the functionality, appearance, and sustainability of the site while remaining sympathetic to its rural setting.

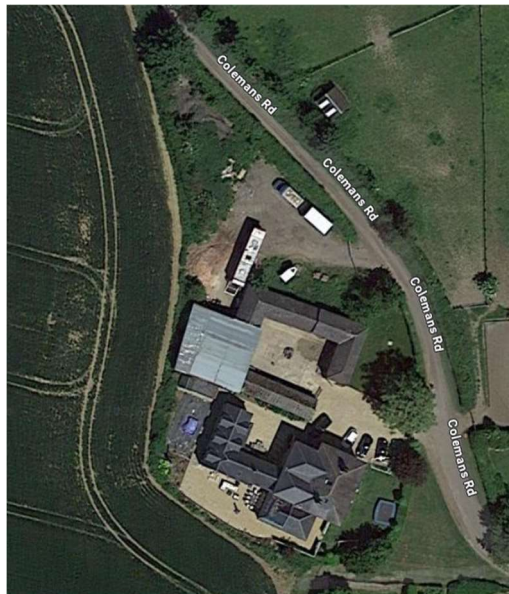
2. Context and Existing Site

The application site comprises a detached dwelling and a group of interlinked out buildings comprising of timber frame, brickwork and corrugated steel construction. The outbuildings include stables, a large haybarn, and ancillary storage spaces, arranged around a central courtyard. These structures are now in a poor state of repair. The timber is significantly weathered and rotting in places, the brickwork is damaged and stained and the courtyard area is no longer suitable for equestrian use due to uneven surfacing and poor drainage.





The site lies in a Green Belt Area within a rural setting and the outbuildings are within the residential curtilage of the applicant's home. It is not listed, nor within a conservation area, but care has been taken to respect the local character and building styles.



3. Design Proposals

3.1. Use

The proposed development retains the primary equestrian use, with enhancements to layout and functionality. The new buildings will include:

- A large barn housing 5 high-quality stables and integrated hay storage.
- A separate ancillary building for secure tack storage and garden equipment.
- A private recreational building for the homeowners including:
 - A gymnasium with sauna, shower room and utility room.
 - A bar and lounge area with golf simulator.

These buildings are intended solely for private use by the homeowners and are not for commercial use.

3.2. Layout

The replacement out buildings will broadly follow the footprint and orientation of the existing structures, ensuring continuity with the current built form. The new layout will also enclose a redesigned central courtyard, which will include:

- Paved walkways for practical access between buildings.
- Soft landscaping and a lawned area to soften the space and provide visual amenity.
- Improved drainage and surfacing to ensure year-round usability.

3.3. Scale and Massing

The proposed out buildings are single-storey and the majority are of similar height and volume to those being demolished, excluding the barn (housing the stables and hay storage) ensuring that the rural character of the site is maintained. The barns roof height is higher than the existing barn, as the new roof is pitched to match the other proposed buildings, replacing a very crude flat roof on the existing barn. Careful attention has been paid to avoid overdevelopment.

3.4. Appearance and Materials

The design incorporates high-quality, durable, and locally appropriate materials. These include:

- Cotswold facing brickwork to the section of building that faces the highway in keeping with the existing building on a similar footprint.
- A mixture of black vertical timber cladding and black vertical corrugated cladding to the remaining buildings with reference to the existing buildings and rural character.
- Slate finish to the new pitched roofs in keeping with the main house.
- A sedum flat roof over the tack and storage building adjacent to the main house.
- Composite windows and glazed doors to the leisure areas with painted timber doors to the storage and stable buildings – all to match the cladding.

These materials will result in a visually cohesive and attractive development that enhances the setting. The buildings are screened from the road with mature trees and hedges and will therefore not have an adverse effect on the street scene.

4. Access

4.1. Vehicular Access

The two existing vehicular access to the site will be retained without alteration. There is ample room for manoeuvring of horse boxes and delivery vehicles through the second access, which is along the road from the main gated access adjacent to the main house.

4.2. Pedestrian Access

Level thresholds and surfaced walkways will provide safe and inclusive pedestrian access throughout the site, including to all entrances and around the central courtyard.

4.3. Inclusive Design

While the buildings are primarily for private and non-public use, accessibility has been considered. Door widths and internal spaces will allow for future adaptability where feasible.

5. Landscaping

The existing courtyard will be reimagined with the introduction of:

- A formal lawn area and planted borders
- Paved walkways connecting each building
- Lighting designed to be discreet and avoid light pollution
- Improved drainage to prevent waterlogging

This will significantly improve the setting of the new buildings and the overall appearance of the site.

6. Sustainability

Where possible, sustainable design principles will be applied, including:

- High levels of insulation and thermal efficiency
 - Photovoltaic Panels
 - Energy-efficient lighting and heating systems
 - Rainwater harvesting for use in stable operations and garden irrigation
 - Use of locally sourced and low-carbon materials
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7. Conclusion

The proposed development represents a positive enhancement to the site, replacing dilapidated structures with thoughtfully designed, high-quality buildings that are in keeping with the rural character of the area. The layout, appearance, and use are appropriate, and the upgraded courtyard will provide a more attractive and practical environment.

As part of the applicant's commitment to sustainability, photovoltaic (PV) panels have been incorporated into the roof design. These panels will contribute to the site's energy efficiency and align with national policy objectives to promote low-carbon development.

The development is modest in scale, remains within a similar area to the existing footprint, and will result in a net improvement in visual and functional terms.