

**Further Information on the
planning application for a
New Hay & Storage Barn at
Warrenwood Manor Stables,
Hornbeam Lane, Essendon,
Herts, AL9 6JF**

Prepared by

Mr Jim Powell
JSP Management LTD
Thorpe View, The Green,
Culworth,
Banbury, OX17 2BB

Tel 01295 760779
Mob 07860 638557
Email jpowell@jspmanagement.co.uk

23 December, 2016

CONTENTS

	Page nos.
1.0 Introduction	3
2.0 Expert Appraisal	3
3.0 Justification for a separate storage barn	3
4.0 Analysis of incorporating the storage area into the stable block	4
5.0 Conclusion	6
6.0 Appendix	7
- 1, Pages from KWA Architects website	
- 2, Aerial photos of four local equine yards	
- 3, New and old ground floor plans of the Stable Block	

Warrenwood Manor Stables

1.0 INTRODUCTION

- 1.1 JSP Management LTD have been instructed to comment on the Independent Expert Appraisal report submitted on behalf of the council by KWA Architects & Planning Consultants in relation to the planning appeal for a new hay and storage barn at Warrenwood Manor Stables, Hornbeam Lane, Essendon, Herts.
- 1.2 My report is based on information gathered during a visit to Warrenwood Manor Stables, Hornbeam Lane, Essendon, Herts on 19th September 2016 and a subsequent visit on 21st December 2016. The report is based on information collected during the course of that visit together with my own observations whilst on site.
- 1.3 This report has been written by Jim Powell of JSP Management LTD. Jim Powell is a graduate of Shuttleworth College, Bedfordshire, and Wye College, Kent. I have been acting as a Farm Consultant since 2001. I can confirm that I have the necessary experience to provide an expert opinion on the subject matter.

2.0 EXPERT APPRAISAL

- 2.1 KWA Architects & Planning Consultants were appointed by Welwyn Hatfield District Council to review the supporting statement provided as part of application 6/2016/1953/FULL for 'Retention of single storey storage barn' at Warrenwood Manor, Hornbeam Lane, Essendon, Herts.
- 2.2 KWA Architects (Cambridge) Ltd specialises in equestrian architecture and planning. Practice Principle Keith Warth established the business in 1996 but has worked in the industry for over 30 years. He has written two books on the subject of Equestrian Architecture and is recognised as an expert in the field.
- 2.3 The report was written and prepared by Meghan Bonner BA (Hons) MSc MRTPI who specialises in rural planning, in particular for equestrian developments.

3.0 JUSTIFICATION FOR A SEPARATE STORAGE BARN

- 3.1 In the report in the section entitled Appraisal, paragraph 7.7 they *"agree with arguments presented in the Supporting Statement, that it is best practice to provide a separate building for the storage of hay, bedding and machinery wherever possible, particularly when designing a new equestrian yard"*.

Warrenwood Manor Stables

- 3.2 In paragraph 7.7 they go further and say that it is *"preferable"* to not store hay within the stable complex, further strengthening the argument to have a separate storage area.
- 3.3 In appendix 1, I have shown that the very same Architects have shown on their website their best practice designs they have implemented for their customers. I have included two examples of equine sites they have designed, both with reference to the need for separate forage barns. For one particular client, they designed an equine complex with only four stables, and yet they included a separate hay store as they said, *"a separate hay, bedding and implements store was necessary for bulk deliveries and storage"*. Warrenwood Manor's equine complex has 18 stables.
- 3.4 KWA Architects also say in paragraph 7.9 that they can agree with my calculation of space requirements for storage of hay, and the quantities needed for the horses on site.
- 3.5 In paragraph 7.10, they go on further, to comment on the size of the storage barn at Warrenwood and say, *"on balance, it is considered to be reasonably sized given the needs of the activities taking place on site"*
- 3.6 I therefore conclude that KWA Architects agree that a separate storage barn is a good addition to any equine yard, and confirmation of what I said in my original report.

4.0 ANALYSIS OF INCORPORATING THE STORAGE AREA INTO THE EXISTING STABLE BLOCK

- 4.1 In the section called Scale, paragraph 6.16 they state that the ground floor feed and hay store within the stable block would be appropriate to accommodate the 16 bales of hay required, and to allow enough space to manoeuvre machinery.
- 4.2 I believe the KWA Architects who wrote this report, did so without visiting the Warrenwood Manor. I think this, because they have used old plans which are not the same as the layout today. I have included up to date ground floor plans in appendix 3.
- 4.3 If they had have visited the site, they would have also realised that the double doors into the ground floor feed store (now identified as a Blanket and Rug store) are not wide enough when fully opened to take a 2.4 metre wide bale, they are only 1.7m wide. (bearing in mind

that when using mechanical telescopic loaders, bales have to be picked up side on to avoid breaking the bale).

4.4 In paragraph 6.18 they agree with my statement that airflow is important for the storage of hay. Unfortunately they presumed I was meaning the first floor area of the stable block did not have enough airflow. I was not, I was actually meaning the southern corner room (identified on the original plans as the feed & Hay store, now labelled Blanket and Rug Store) with the double doors. A site visit (which I carried out - twice) identifies that the southern corner room on the ground floor with the double doors, does not have sufficient air flow, which means it would be a potential fire hazard. It is also not able to accommodate a 2.4m wide bale through the doors. Even if the doors were widened to allow access, it would then only be able to store one bale wide, so would not have enough room to store enough bales, and could not be accessed by a telescopic fork lift. It would also not leave sufficient safe working space around the bales for stable staff to break open the bales before they feed them to the horses.

4.5 In paragraph 6.19 KWA Architects suggest an alternative to the separate storage barn would be to redesign the interior of the south east corner of the stable block to accommodate storage space similar to what is supplied by the separate storage barn. This is an uncosted idea, although I suspect quite a costly job if performed. The stables are for the owners personal horses, not a commercial enterprise, so it is not an income generating enterprise that excessive additional cost can be recouped from. The ideas are also impractical, as I shall show.

4.6 Firstly KWA Architects has suggested moving the tack room, blanket room and feed store to the first floor. This is impractical and would have been identified on a site visit. The access to the first floor is via a reasonably narrow and steep set of stairs. The thought of going up and down the stairs with bulky feed bags, horse saddles or blankets is an accident waiting to happen. Feed bags are heavy and awkward to carry, saddles and blankets are the same. When they are being carried, they reduce a person's visibility forward and down, therefore making it more probable that steps would be missed on coming down the stairs.

4.7 The remodelling of the stable block to accommodate the storage space also reduces the size of the existing stables. The stables are all currently used.

Warrenwood Manor Stables

4.8 By integrating the storage into the main stable block, it increases the fire risk, dust and vermin problem.

4.9 The fire risk is a real threat. Putting hay in an enclosed space with minimal airflow is not advisable. By also placing machinery which run on combustible fluids, within the same space is just asking for trouble. It is more advisable to store machinery in open sheds where fumes can escape.

4.10 In the conclusion section and paragraph 7.3, they state that *"Although a separate Storage Barn may be desirable from a fire risk perspective, integrated storage continues to be provided on many equestrian yards as fire risk and keeping the stables dust free can be appropriately managed. In our view, it is not essential to the operation of a yard for the storage to be separate."* I have a number of clients with equine yards and none of them have integrated storage facilities for forage. In appendix two I show aerial views of four sites that are local, but I could provide lots more. They all have separate storage areas. And they all have much larger areas than the storage barn at Warrenwood Manor. In my opinion the barn in actual fact is not large enough for the quantity of stables. KWA Architects have proven that for a equine complex of only four stables, a separate storage barn is deemed necessary. The one they designed for that particular site is not much smaller than the one at Warrenwood, eventhough Warrenwood has four times the amount of horses.

5.0 CONCLUSION

The Expert Appraisal by KWA Architects & Planning Consultants does a very good job of justifying the need for keeping forage, bedding and machinery on site and in good condition. It also shows the benefit of having a separate storage unit, and by looking at their previous work carried out on behalf of their other clients, that is what they normally recommend.

If they would have visited the site, they also would have realised what they suggested as alternatives, to justify the Council's position of refusing the barn's planning permission, was not viable on a practical and cost basis.

So to summarise my position, there is a defined need for a storage barn separate from the stables. This would also be in keeping with local stables, as well as newly designed equine yards by the Council's own expert.



Warrenwood Manor Stables

6 APPENDIX

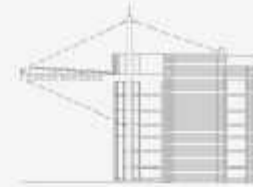
	Pg
Pages from KWA Architects website	8
Aerial photos of four local equine yards	12
New and old ground floor plans of the Stable Block	16

KWA Architects & Planning Consultants

specialists in equine architecture and planning

[home](#) / [about us](#) / [projects](#) / [sustainability](#) / [news](#) / [contact](#)

[projects](#) / [Conversion of Steading to Racing Yard](#)



Conversion of Steading to Racing Yard

This project was on the site of a traditional farm steading. The existing building formed a quadrangle of stone built barns. Unsuitable for modern farming methods, the buildings became unused and over many years, decay set in.

The opportunity arose to create a racehorse training yard on the site. The conversion and repair the existing courtyard enabled the old building to become the focal point of the training yard. Other new build facilities were added including an equine pool, forage barns, covered ride and stall accommodation, all designed to reflect the character form and materials of the former steading.

[← back to projects](#)

KWA Architects (Cambridge) Ltd

call us [01223 838887](tel:01223838887)

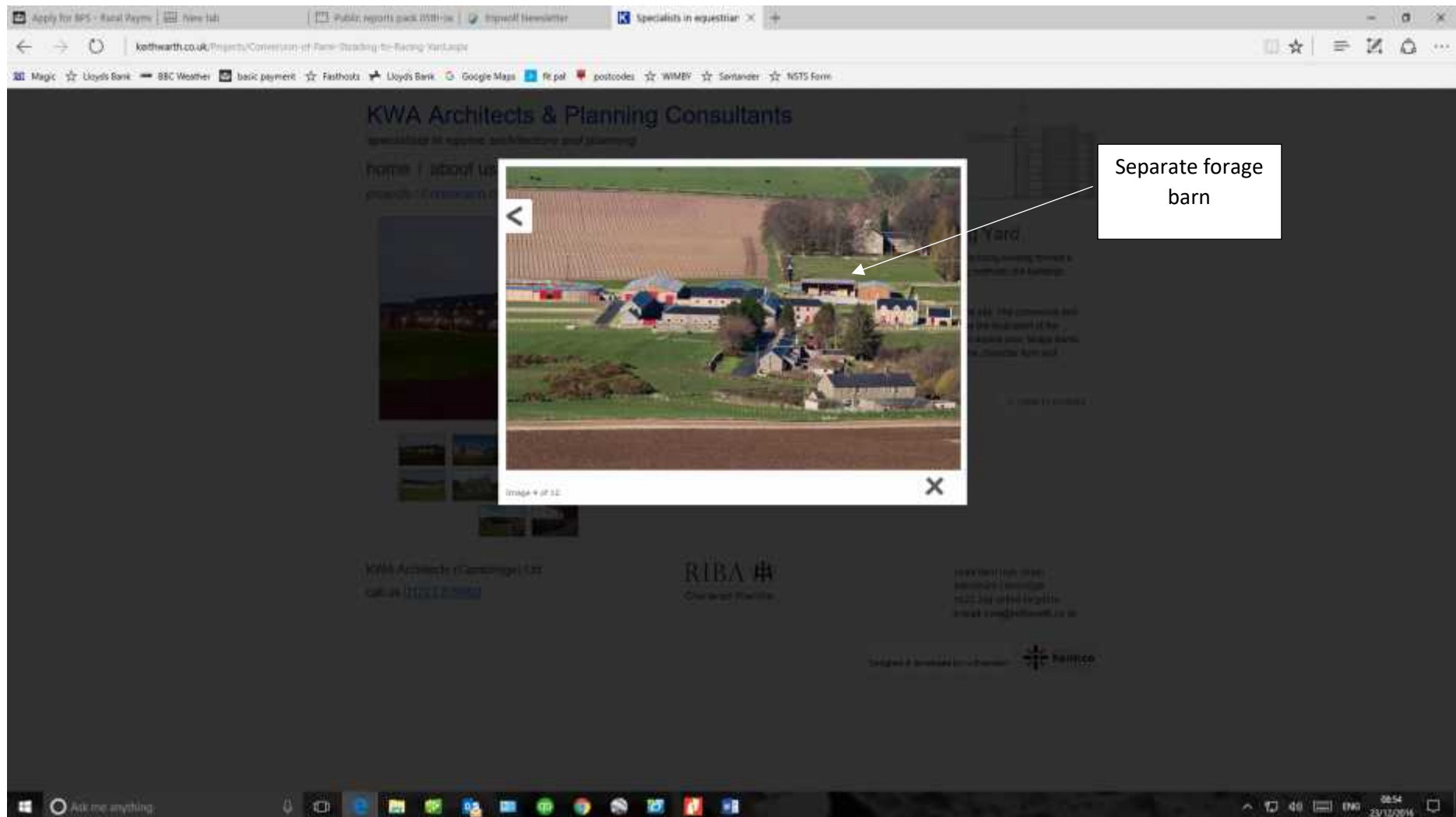
RIBA 
Chartered Practice

charles knight and
barnard - architects
c/o 23 sagittaria street
email kwa@kwaarchitects.com

Designed & developed by [redconnect](#)



A page highlighting important equine yard designs the Architectural firm has completed. Please note the new facilities for the equine yard include a separate forage barn.



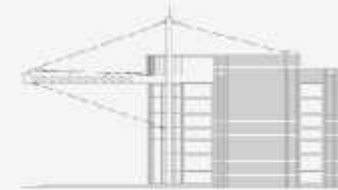
A side shot from the same equine yard development showing the spate forage barn.

KWA Architects & Planning Consultants

specialists in equine architecture and planning

[home](#) / [about us](#) / [projects](#) / [sustainability](#) / [news](#) / [contact](#)

[projects](#) / [Small Scale](#) / [Private Yard](#)



Small Scale Private Yard

The client required a small-scale yard to allow her and her family to keep their horses within the grounds of their own property and to pursue their recreational enjoyment of equestrianism.

The yard comprises four stables and ancillary facilities including a tack and feed store. In addition a separate hay, bedding and implements store was necessary for bulk deliveries and storage. To allow the client and her daughters to ride all year around an all weather floodlit manège was also necessary.

Initially designed in brick and flint to reflect the design of the client's dwelling, following Conservation Officer's comments this was amended to black timber boarding to create a less prominent development.

Located on the outskirts of the settlement boundary, the site was situated in a Conservation Area with trees to the site boundary which were subject to TPOs, all of which were constraints to the planning process.

KWA gained planning permission in March 2012 and work began onsite immediately.

[← back to projects](#)

KWA Architects (Cambridge) Ltd

call us [01223 839992](tel:01223839992)

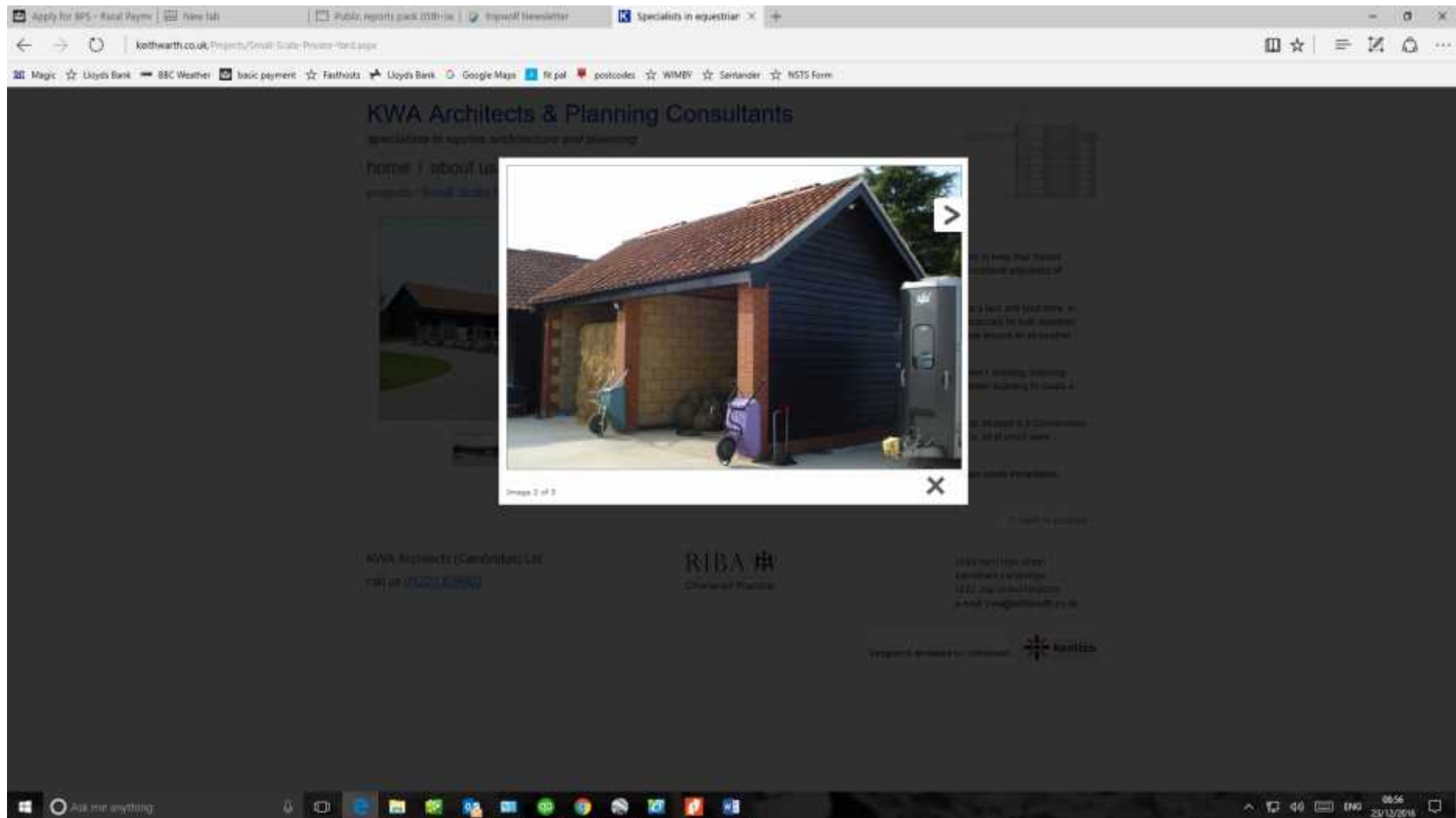
RIBA 
Chartered Practice

chalkfarm high street
babraham cambridge
cb22 3ag united kingdom
e-mail: kwa@keithwarth.co.uk

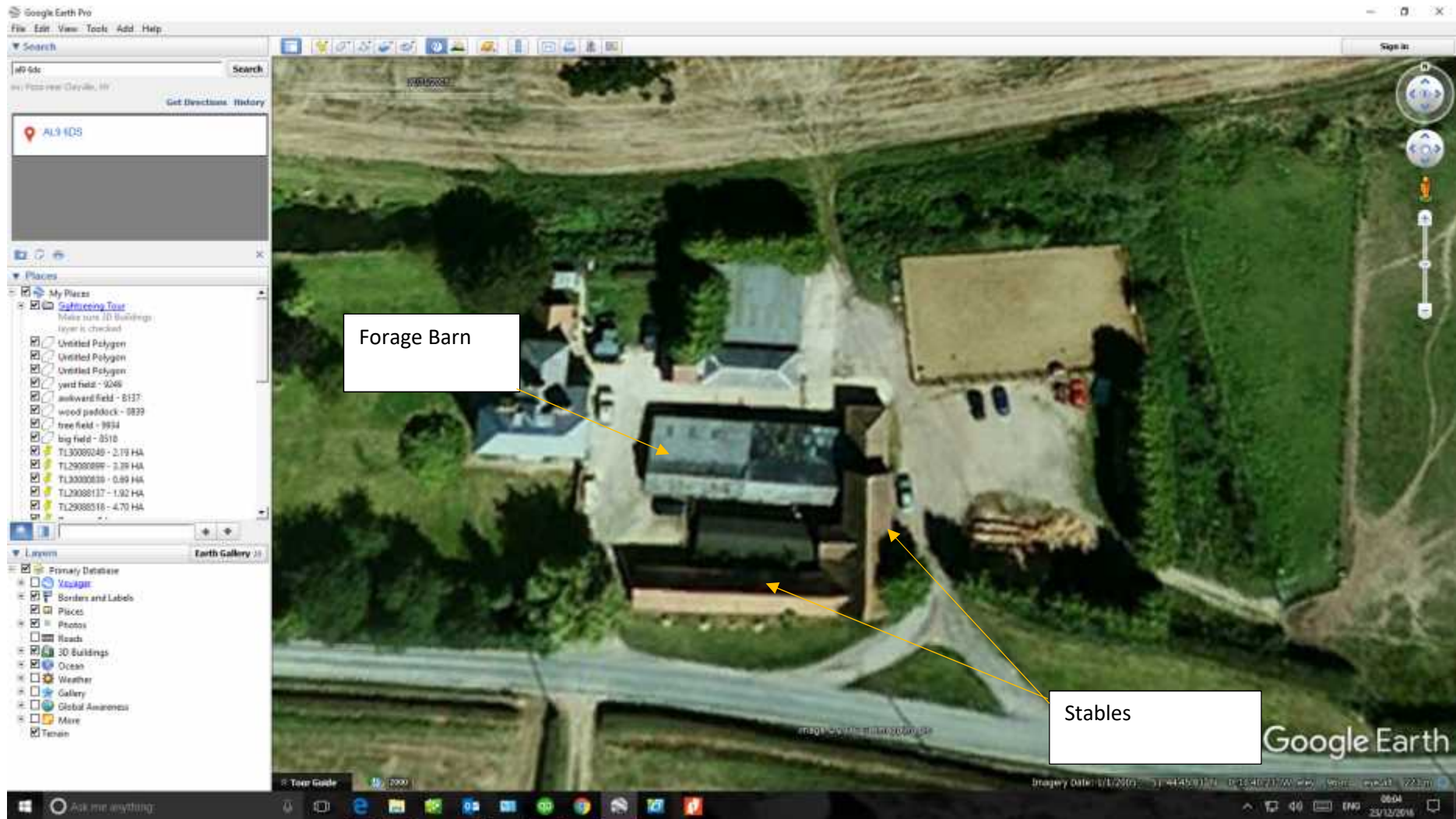
Designed & developed by [redtransact](#)



A page highlighting important equine yard designs the Architectural firm has completed. Please note the new facilities for this equine yard (which has only four stables!), includes a separate hay, bedding and implements store which was deemed necessary by the Architects for bulk deliveries and storage..



A picture from the website of KWA Architects showing the separate hay, bedding and machinery store that was deemed necessary for bulk deliveries and storage, even though the equine yard has only four stables.



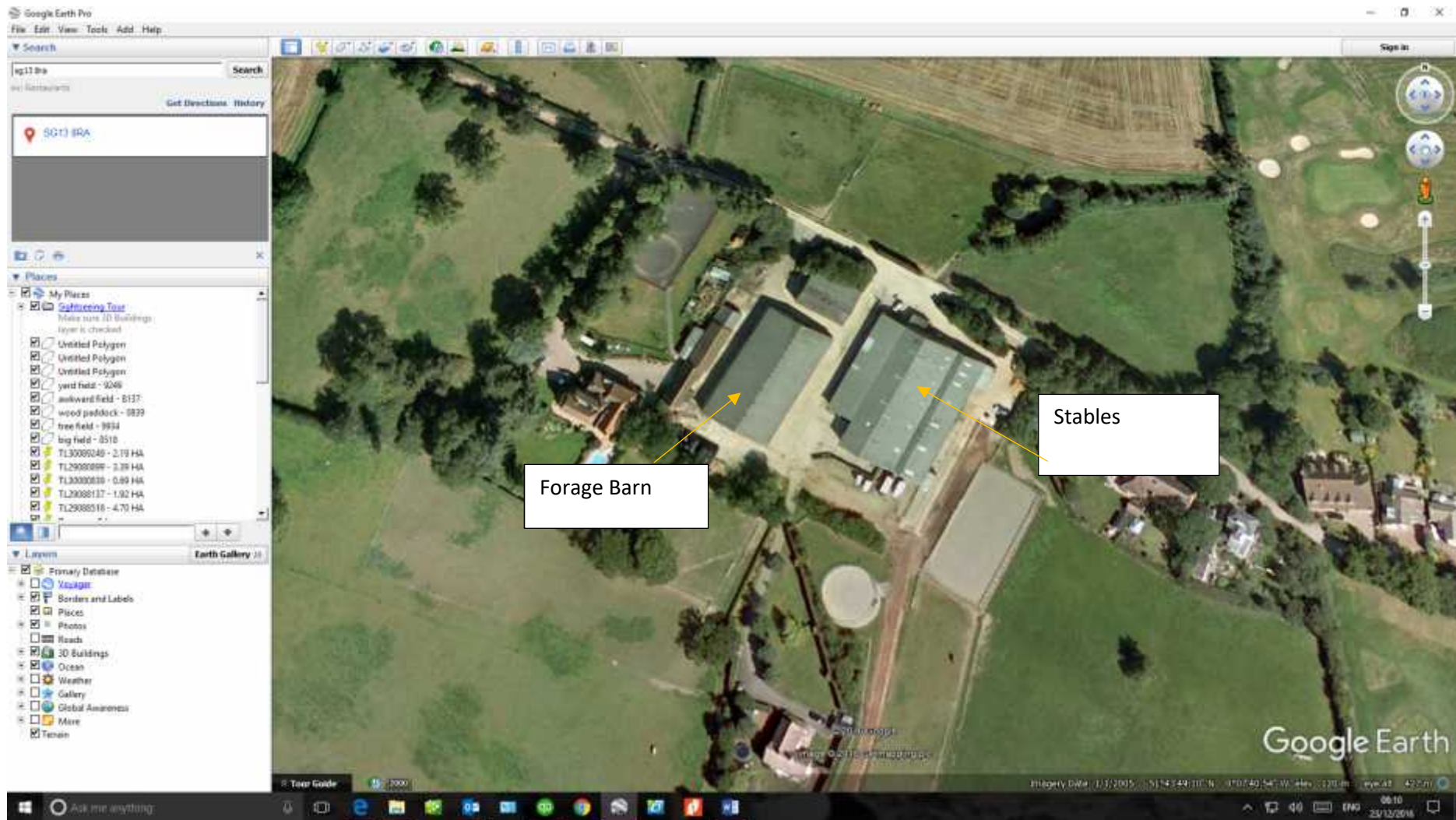
Aerial view of Brewhouse Farm, Wild Hill, Hatfield



Lincs Farm, Kimpton Road, Welwyn

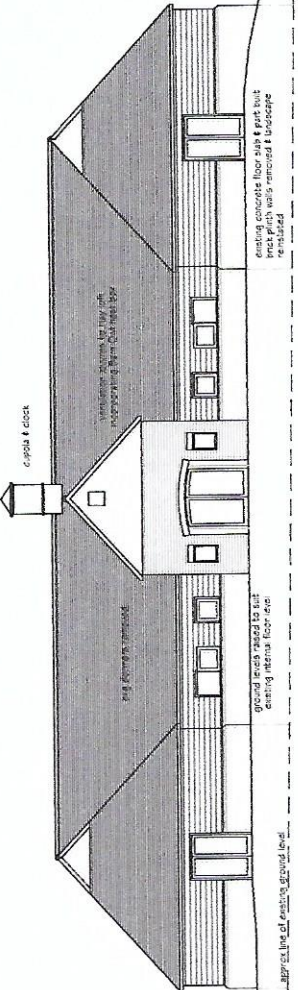


Bayford Farm, Bayford, Hertford

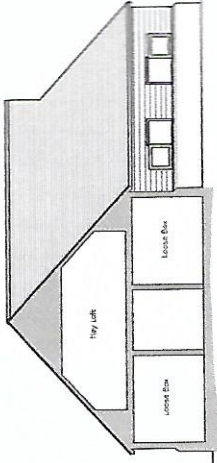


New Park Farm, Newgate St Village, Hertford

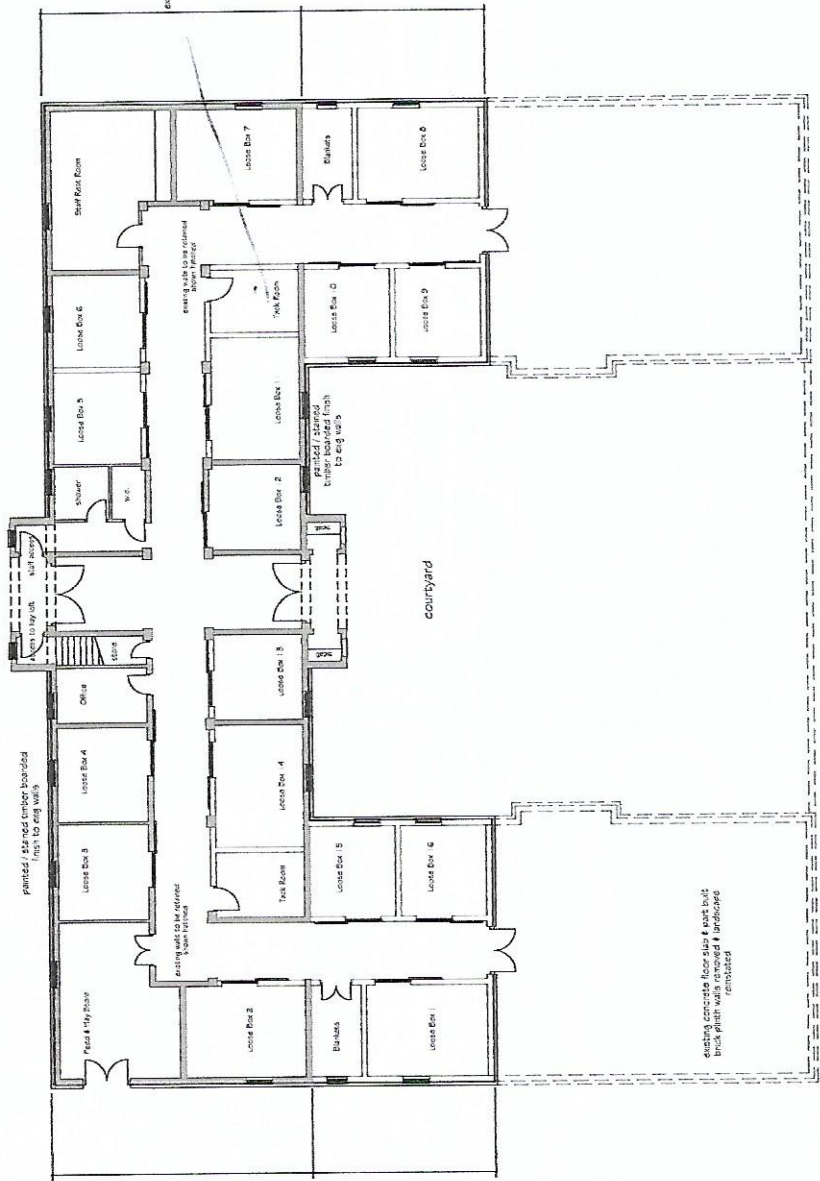
TO EXISTING PART CONSTRUCTED BUILDING



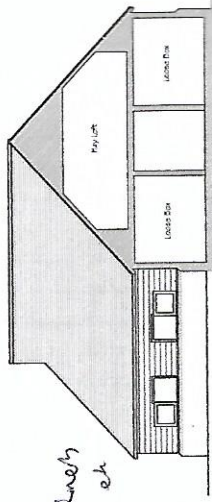
NORTH EAST ELEVATION



SECTION SOUTH EAST ELEVATION TO COURTYARD



GROUND FLOOR LAYOUT

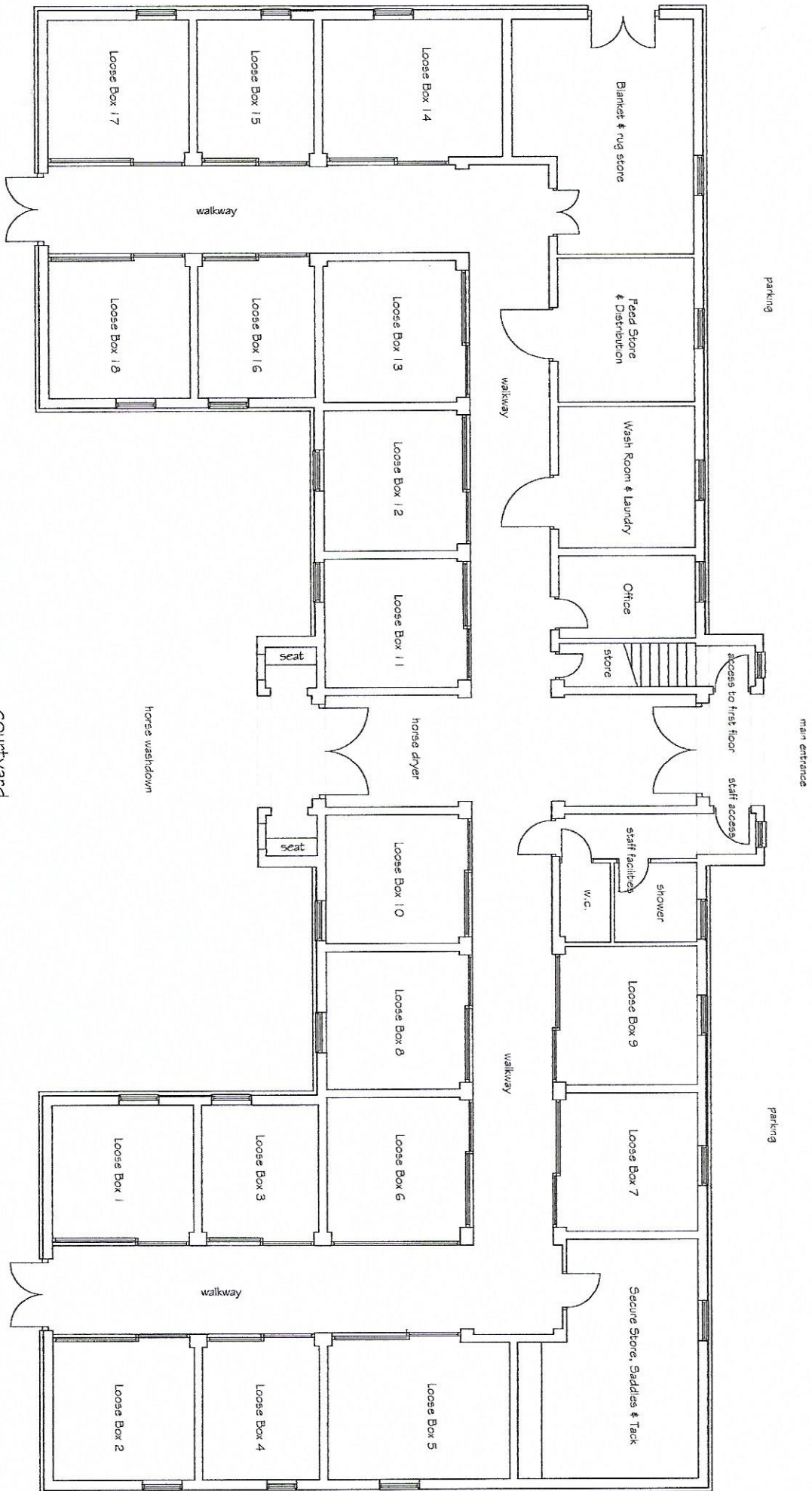


SECTION NORTH WEST ELEVATION TO COURTYARD

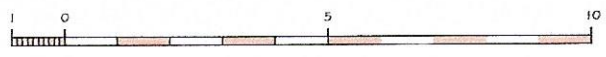
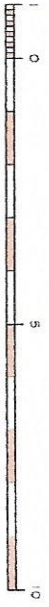
Saddles, harness etc

existing part constructed spaces retained & completed

new wing constructed



2016 Ground Floor Layout



PNA

2 The Coach House, Comeybury Farm
 Ermine Street, Buntingford, Herts SG9 9RS
 Tel: 01763 271292 / 01707 276595
 Copyright © email: info@pna.acipps.co.uk

Warrenwood Manor
 Hornbeam Lane
 Essendon, Herts

Scale: 1:100
 Date: August 2016

Existing Stables
 Ground Floor Layout

Des. No
 703 / 204