

Design & Access Statement

Proposed Ménage at Tipplers Rest, Martin Moor

for Mr P Milner



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1.0 INTRODUCTION

- 1.1 This statement supports the Full Planning Application for the proposed Ménage at Tipplers Rest, Martin Moor. This statement outlines the provisions made in the design to echo and enhance the character and appearance of the landscape, living conditions, site access and accessibility.
- 1.2 The site is equestrian paddock, already used for the client's horses on the north-east corner of the land belonging to Tipplers Rest, Martin Moor. Tipplers Rest is located east of the B1189.
- 1.3 The site is surrounded by paddocks to the north-west, south-east and south-west. The north-east is bounded by a grassed verge and private access road to farmers land.
- 1.4 Access to the site is via the existing stables and paddock area which are located to the rear of the dwelling. The dwelling is accessed via the main road B1189.
- 1.5 The client would like to create a ménage area for family members (including children) to be able to use and ride the horses safely on their land without the need to use a road.

2.0 DESIGN

- 2.1 The area of existing paddock will be used to provide space for the new ménage whilst having minimum impact on the surrounding area and landscaping.

- 2.2 The layout of the proposal is derived from the layout of the existing boundaries and paddocks, with ease of access to both the ménage and stables for the owners.
- 2.3 The ground for the ménage will be levelled and it is proposed to use a recycled material finish as this is a drainage friendly all-weather surface which is frost resistant with minimal dust making it an excellent surface particularly for young riders.
- 2.4 The ménage will be created by retaining the existing post and rail fences to the north-west and north-east, with additional boundary treatments added to the south-west and south-east which are in-keeping with the existing boundary treatments.
- 2.5 Safety is a particular consideration for the client as the horses stabled at the site are currently enjoyed by the owner and family members of which include grandchildren aged between 7 and 12 years old. The client wants to create a safe area to further enjoy the horses on their land without the need to use a road.

3.0 CONCLUSION

- 3.1 The proposals are visually in-keeping with existing paddock areas and therefore will not have any adverse impact on the character and appearance of the surrounding area.
- 3.2 The proposals will enhance the enjoyment of the owners and family members by providing safe conditions to ride their horses without the need to venture onto a road. This point is particularly important as riders include family members aged as young as 7 years old.