

KINVARRA, BRADLEY ROAD, KIRTLING, NEWMARKET, CB8 9JB

DESIGN AND ACCESS STATEMENT

The Existing Site

Setting

The site is set on the north and east of Bradley Road, which is to the south of the main village. The site is set in open countryside and surrounded on all sides by farmland.

There are no listed buildings within 300m of the site.

Site

The garden area of the Kinvarra property contains a tennis court made of asphalt, surrounded by metal fencing to the north.. (See drawing 06).

The house itself is a 1970's re-build of a fire destroyed cottage and is unaffected by the proposals.

Proposals

Proposal

The proposal is for the existing tennis court to be replaced with a horse arena. The proposal will be to extend the area formed by the tennis court for the new area.

Materials

The new arena will be made up of 50mm clean limestone to a depth of 150mm compacted and with a sand finish.

The area will be surrounded by post & rail fencing 1200mm with a 5 bar access gate.

Amount

The proposed horse arena is 20m wide x 40m long, the existing tennis court is 15m x 35m which equates to a minimal increase in area.

Use

The overall use of the site is garden for the private dwelling. This will remain unchanged. The area of garden will change from a tennis court to horse arena but this will be for private use of the house occupier only and only in association with the private dwelling.

Landscaping

The arena will be secluded from the main buildings view by an existing evergreen hedge which also follows around the boundary of the property to the south-west where the road is located. The construction of the new arena means that the existing tennis court fence will be taken down, reducing the impact it has on the views of the garden landscape from the road.