A&H STRUCTURES LTD
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Design & Access Statement

Proposal: Proposed ménage
Site Reference: Mr S M Tweats, Twillow Heath, Stile House Lane, Bradnop, Leek, ST13 7NE

Character appraisal

This holding is located east of Bradnop in a rural area. This farmland extends to 4.85 acres. This farmland is currently used to rear sheep. The field boundaries in this area comprise of stonewalls and hedgerow.

Amount of development

The applicant wishes to install a riding ménage. The floor area created by this development will be 800.00m².

Use of proposed ménage

The applicant wishes to install a ménage for private use for somewhere convenient to work, train and exercise their 3 horses all throughout the year, during good weather and bad, without causing damage to the land especially during wet weather.

Siting

This ménage will be sited south east of the existing buildings as shown on drawing No. 1197-001.

We feel this ménage has been positioned in the most practical location.

Scale

The applicant wishes to install a ménage area 20.000m wide x 40.000m long.

Landscaping

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species

chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

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Appearance
The ménage perimeter will be constructed of wooden posts and fencing rails, with a 4.500m wide gate in the north west side as shown on drawing No. 1197-002.

The floor area will consist of a geotextile membrane on top of the installed drainage system, a sub-base layer of natural/recycled aggregate, covered by another layer of geotextile membrane, with a silica sand layer underneath the finished surface area of shredded rubber.

Access
Access to the ménage will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to the holding from Stile House Lane, Bradnop.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.