DESIGN AND ACCESS STATEMENT

ON BEHALF OF
Frank Klucznik

LOCATION
White Chimneys
Bradshaw Lane
Ipstones Edge
Staffordshire
ST10 2LR

PROPOSED DEVELOPMENT
Manege

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1.0 INTRODUCTION

This document is in support for a full planning application for a manege at White Chimneys, Bradshaw Lane, Ipstones Edge. The manege will be used for domestic purposes only to school and ride the horses owned by the applicant and his family. There will be no commercial usage.

2.0 DESIGN APPEARANCE

The manege will have a fibre sand and carpet mix, the surface will be a pale-yellow colour. The fibre sand and carpet surface will provide the applicants horse with a well-drained, spongy and long-standing surface. The surface provides the horses with a cushioned jumping surface without it being too deep. A deep surface can cause foot and tendon problems. The manege will have a wooden post and rail fence around the perimeter, the fence acts as a barrier to keep the horses inside the arena when training and to stop the livestock on the farm from entering the arena.

3.0 CUT AND FILL

Due to the typography of the development site, the applicant plans to cut 1 meter from the western end and fill in the eastern end of the arena, this is to ensure the arena is level. The cut and fill elements aim to ensure the arena sits naturally within the typography of the land and does not protrude onto top of the land as a visual eye sore.

4.0 DRAINAGE

Please see the elevation plans for the drainage scheme, the drainage scheme is paramount in order to prevent the water from pooling on the fibre sand surface, poor drainage results in the sandy surface becoming deep. The deep surface is harmful to the horses in the arena causing tendon and foot problems, especially when jumping when the deep surface creates a ‘dead’ surface for the horses to jump providing no cushion or spring.

5.0 SCREENING OPTION

The applicant has proposed a screening option on the southern side of the arena, this will be a hawthorn hedge created by planting quicks, the hedge will help screen the manege from the view to the south. The hawthorn hedge will help promote species biodiversity through allowing diverse species of flora and fauna to flourish within the hedge.

6.0 DUST PREVENTION

It is noted that fibre sand can become dusty during the summer months, in an effort to reduce the dust blowing around the property the applicants had used the hedge as a wind break and will also water the arena to prevent dust.

7.0 ACCESS

It is not considered that any additional access will be required. It is therefore not considered that any further consultation with the highway authority is necessary.

8.0 CONCLUSION

The proposed manege is for private use by the applicant and his family, the manege will be used to school and train the horses in preparation for the competition's the applicant's wife undertakes on the horses. The applicant has made every effort in order to visually screen the manege as best as possible from the view of the surrounding landscape. The proposed development is as visually and minimally invasive as possible. This document is in full support of the manege at White Chimneys.