

DESIGN AND ACCESS STATEMENT**MAY 2020****PROPOSED MANÈGE
BEACON COTTAGE FARM,
BARMOOR LANE
SCALBY,
SCARBOROUGH. YO13 0PQ**

This Design and Access Statement is submitted in support of a planning application for a private equestrian manège at Beacon Cottage Farm, Scalby.

ASSESSMENT – SITE ASSESSMENT**Location**

The application site is located at Beacon Cottage Farm, Barmoor Lane in a picturesque rural setting to the north of the coastal resort town of Scarborough. The site is situated to the west of the A171, north west of Scalby village, and south west of Burniston and within the North York Moors National Park boundary.

Local Distinctiveness

The area is predominately in agricultural usage and is characterised by small farmsteads with farm houses and ancillary farm buildings and small clusters of country cottages.

Site

The site is located within the Farmstead of Beacon Cottage Farm. which is remote from other similar developments within the local rural landscape. The wider site comprises not only the applicant's home, but also the family's business premises, which occupy several outbuildings. In addition to farming, the applicant has a fencing business and a property company, which are managed from offices within the farmstead.

Physical context

Beacon Farm Cottage itself is a mixture of old and new buildings. The original buildings comprise a brick farmhouse with stone outbuilding attached to one side. These existing buildings have been extended to create a much larger and more exclusive dwelling. The house is predominantly red brick to match the original cottage with a mixture of white-framed UPVC windows and natural varnished wood entrance door and matching feature windows; the roof is natural clay pan-tiles. The paving and driveway surrounding the existing site are in a soft red coloured paving block. The immediate surrounding land has been landscaped and is well maintained.

Adjacent to the domestic accommodation are industrial style buildings, utilised for the family businesses. There are two tarmac courtyards, enclosed by the buildings, and a third yard to the North West of the buildings. This latter is the proposed site for the manège. Currently, the site is casually used, as an overspill area for the various activities at the farm and is not critical to any of those aspects.

The site lies along the Beacon Brow Road, which is a very minor road, giving access to three other farmsteads.

DESIGN

Having regard to the various site constraints and, importantly, the opportunities that the development of the site can provide, the following design objectives have been identified:

Character, Design and Construction

All development should be in keeping with the character and appearance of the surrounding area. To this end the proposed enclosure will be created with 1.2M high, four rail and post, timber fencing, to match the field boundary fencing of the adjacent fields.

The enclosure will be further separated from the highway by the planting of Hawthorne hedging, pre-grown in troughs to 1M in height. The hedge will be layered traditionally, as it develops, to create a dense hedge when mature.

The compound will be surfaced with an environment friendly, free draining material to give traction to the horses hooves. It is a waxed, blended silica sand and Fibre surface. The material has a sandy texture and appearance and is commonly used for equestrian facilities.

The existing propane gas tanks are to be removed, as they will become redundant imminently, when the buildings' heating source is changed.

Use

The manège is a simple compound for the training of horses, for various equestrian activities, such as dressage.

The facility is entirely for private family use only.

Layout and Siting

The position was selected because of its level nature. The land rises to the west and it would not be economically feasible to utilise it. The site is close to the stables and surplus to requirements of the farm businesses.

The Layout is a standard within Equestrian design, which requires a manège to be 20m wide and 40m to 60m long. The actual size will therefore be 20m x 40m, to keep within the level topography.

ACCESS

The access will be from within the farmstead only. The existing gates to the highway are to be removed.