

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed Change of Use of Land for Manege
Zetland House
17 Mill Lane
Iburndale
Sleights

APPLICANT: MR T TAYLOR

DATE: 01/07/2016

OUR REF: S.077



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr T Taylor who is the owner of Zetland House, 17 Mill Lane, Iburndale, Sleights.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposal is for a 25m x 45m arena set to the south of the existing steel framed shed. This is on a section of land where the hillside slopes downwards towards the beck. The applicant has been breeding horses on the site for a considerable length of time with several horses each year having foals.
- 2.2 The proposal is for a manege as stipulated with suitable all weather surface finished around the perimeter with timber post and rail fencing.

3.0 AMOUNT

- 3.1 The proposals detailed in the application are shown on the drawings. In addition there is a site location plan.
- 3.2 The manege will measure 25m x 45m with some re-landscaping around the perimeter to facilitate getting a level surface.

4.0 USE

- 4.1 Use as all weather manege for horses.

5.0 LAYOUT

- 5.1 The proposed manege is closely associated with the residential curtilage of Zetland House immediately adjacent the stable building. There are currently no defined boundaries between this area and the main house gardens.
- 5.2 The site is very well screened from Iburndale, Iburndale Lane and The Cliff.

6.0 SCALE



6.1 The scale of the proposal has been reduced as per pre-planning feedback received from the NYMNP.

6.2 The scale of the manege is such that it will sit comfortably between the existing stable building and an existing field boundary to the south. This is again in line with pre-planning feedback.

7.0 LANDSCAPING

7.1 The creation of the manege will mean levelling the area out to provide a suitable base. The proposed plans clearly set out landscaping works to the perimeter of the manege with various cross sections.

8.0 APPEARANCE

8.1 The manege will have new timber post and rail fencing to the perimeter with a sand surface incorporating equi fibre. The equi fibre once harrowed in will not be visible.

9.0 ACCESS

9.1 There are no significant proposals in respect of access to and from the site.

10.0 GENERAL

10.1 It is concluded that the manege will provide a much needed all weather surface on which to exercise and train the applicants horses. The need for this facility has become more pronounced over the past few years given the very wet weather conditions experienced.

08 JUL 2016