

Proposed 20m x 40m Ménage



Mr G Nightingale

Design & Access Statement

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31 North Road
Gedney Hill
Spalding
PE12 0NL

Introduction

This application is for a new ménage to be installed at the rear of 31 North Road. Equestrian use is currently active on the site, with existing fenced area's and stable blocks. The proposal is for private use only, no commercial use of the proposal.

Description of development: Proposed new 20m x 40m open air ménage for private equestrian use.

Site Details:

North-east and south-west of the site is residential development following the 30mph highway of North Road. Further north is agricultural land.

Adjacent no. 31 is further residential development following the highway, with a local school located nearby.

Located in the rear of the property is land primarily used for equestrian, with area's fenced off for use as such. Beyond the immediate equestrian area is paddock land, connecting to residential properties on West Drove North road.

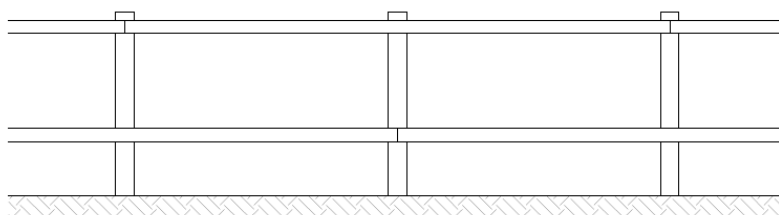
Design & Layout:



Illustrated with the two above images, is the extent of the proposed ménage. The position of the ménage is within close association of the nearby property and other equestrian use structures. Access to ménage is optimal in relation to nearby stables.

Amount and Scale: Ménage is of 20m x 40m. It is felt that the scale of the proposal is adequate of use, and suitable for the location.

Appearance:



The main appearance factors is the fencing perimeter, and ménage surface finish. Regarding the fence, as illustrated above, it is proposed that a 1.2m high timber post

and 2no. rail design. There is an existing post and rail fence design on the site as existing, therefore, the proposal is suitable to the location and context.

Regarding the ménage finish surface, the applicant would like to propose a few options, all of which are commonly utilised in this style of development.

1. First surface finish option is, Silica arena sand, as typically utilised within this type of construction for the use of equestrian.
2. Or, there is a material that is made up of recycled items such as car mats, which is from, Surfaces R Us, known as Premium Eco-Grip.



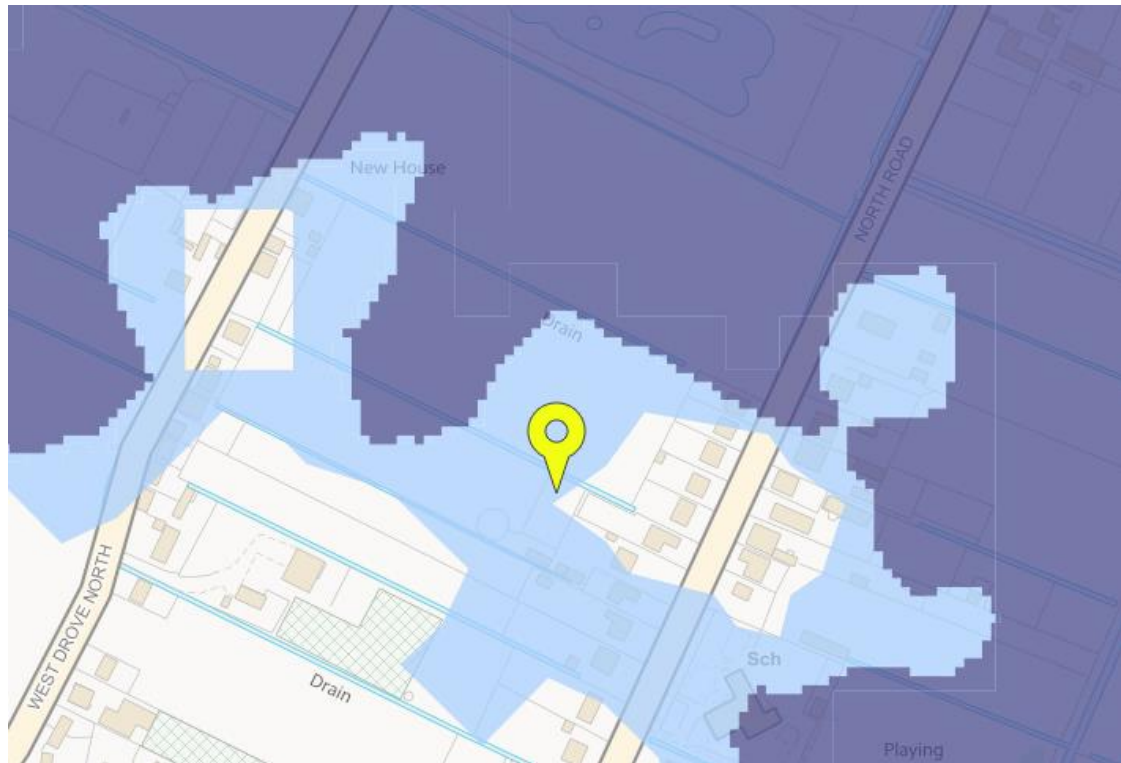
If the LPA require one type of product to be used, the applicant at this moment of time, would request that the Premium Eco-Grip be approved.

Access: Access can be achieved by existing means.

Parking: There is existing parking, and turning arrangements within the site.

Conclusion: The ménage is of a scale and location suitable to the site and wider context. The use is for private equestrian only. There is existing equestrian use on site, thus, the proposal is an enhancement of the existing site.

Flood Risk Assessment:



According to the Environmental mapping available from Gov.uk, the site lies primarily within flood zone 2 risk area. However, the development will not cause additional risk to the site in any way, no sleeping accommodation proposed. The scheme is for private equestrian use.