PETER HUMPHREY ASSOCIATES LTD.

DESIGN & ACCESS STATEMENT

Job number: 5900	**Date:** 14/09/2018
Site address: Land South of Ivy Cottage, Jekils Bank (Fronting Little Dog Drove)	
Description of development: Proposed stables.	
Background: The Planning application seeks approval for a new stable block at Land South of Ivy Cottage, Jekil's Bank (Fronting Little Dog Drove) It is intended that our client will be able to care for their horses whilst remaining within close proximity to their home. The stable block includes 5 Stables. All to be used for private use only.	
Design and Appearance: The purpose of the Design & Access Statement is to demonstrate that the proposed development meets the highest standards of design and respects the local context. This Design and Access Statement exemplifies that the scheme has been designed following a thorough analysis of the site and its surroundings. This Design and Access Statement demonstrates that the development conforms to Policies of the Adopted Local Plan. It is anticipated that the proposed development will use features, fittings and materials found on a traditional stable block. See the materials section for more information.	
Use and Amount: The application site (shown in red) is 2220m². The scheme proposes to create a stable block with a footprint of 97.5m², (areas include roof overhangs).	
Location: The proposed development is located North of the client's home address, to allow our client to care for their horses 24 hours a day.	
Access: The proposed development will use the existing access off Little Dog Drove, as shown on the proposed site plan.	

Due to the position of the site, the existing access offers excellent visibility in both directions with no obstructions.

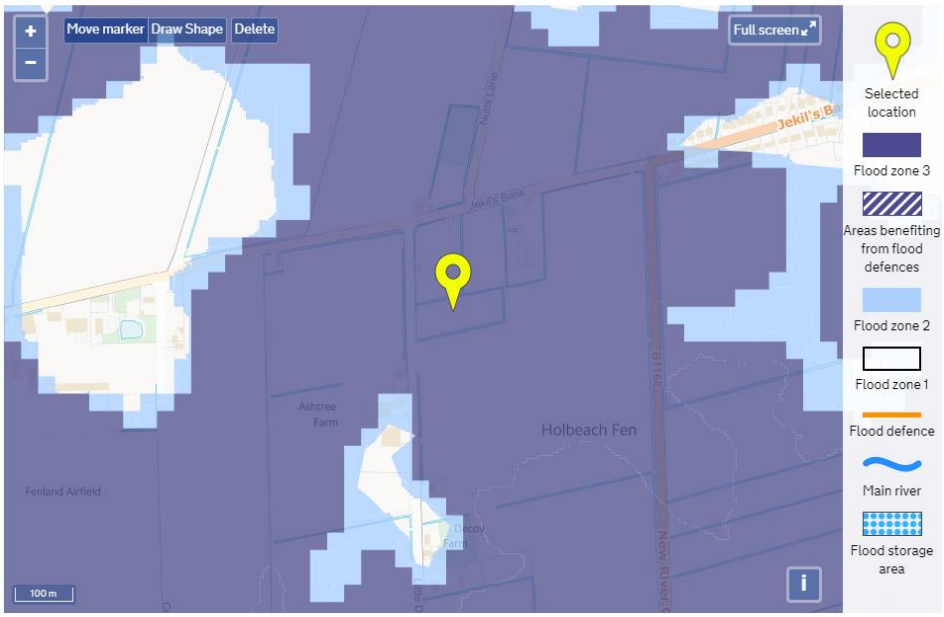
Security:

Many equestrian based sites around Fenland have been victim to burglary, having expensive equipment and tack stolen. With this in mind, site security has been considered during the design of this proposal.

The site features a single point vehicular entrance.

Flood Risk Assessment:

The site falls within Flood Zone 3.



Although the site falls into Flood Zone 3, the proposed development will not increase risk on site in any way and there is no sleeping accommodation.

Floor levels of the proposed store building will be set at 150mm above existing ground level. Surface water from the roof will be discharged to an adequately sized soakaway.

Waste management:

All equine waste will be removed from the stable complex by a local farmer.

Materials:

The proposed stable block will be constructed from timber framework with shiplap cladding. The stables will be constructed off a concrete slab. The roof will be black Sheet cladding (see example).

