

DESIGN & ACCESS STATEMENT

Client: Miss R Balding & Mr S Rains

Project: Change of use of land from agricultural to paddock including associated ménage & stables, Broadgate, Whaplode Drove, Lincolnshire

Ref: 021701

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INTRODUCTION

The applicant obtained full planning permission in 2017 (ref. H23-0598-17) for a new dwelling with detached annexe on the land outlined in blue on the Location Plan. At that time the applicant also acquired the agricultural field to the rear (outlined in red on the Location Plan) with a view to change its use to accommodate their horses (i.e. paddock, ménage and stables).



View of paddock with ménage in foreground

USE

The proposed use of the application site is paddock with ménage and stables for the keeping of the family's horses.

AMOUNT

The site area is approximately 0.66 ha. The stables have a GIFA (excluding the covered way) of approximately 61.5sq.m.

LAYOUT

The paddock occupies the majority of the site with a ménage to the western end adjacent the stables.

SCALE

The paddock areas are surrounded with 1.2m high Lincolnshire post and rail fences which are a scale in keeping with the rural setting. The proposed scale of the stables is sympathetic to the immediate context and setting comprising single storey with a hipped roof.

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Scale of stables



Lincolnshire post and rail fencing to perimeters

LANDSCAPING

The majority of the site is laid to grass for paddock use. The ménage surface comprises recycled carpet, manufactured specifically for equestrian use. There is an area of gravel surfacing in front of the stables. The perimeters of the paddock are 1.2m high Lincolnshire post and rail fences.



View of ménage



Close up view of ménage surface (recycled carpet manufactured specifically for equestrian use)

APPEARANCE

The stables comprise two courses of red engineering brickwork at ground level. Above this will be Cedral Lap weatherboarding (grey coloured). The roof has the same red pantiles as approved for the adjacent dwelling site (ref. H23-1106-18) being Imerys Double Panne S pantile (Burnt Red).

ACCESS

Access is gained directly from the rear garden of the dwelling approved under H23-0598-17.

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