

DESIGN & ACCESS STATEMENT

FOR

PROPOSED SHELTER AND MENAGE

AT

LLETHR MILL

AGDEN

WHITCHURCH

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THE APPLICATION

The proposal is to construct a small field shelter building and a manege within a paddock to the south of Llethr Mill.

The proposal consists of a single structure and is for the sole private use of Llethr Mill. The proposed manege will also be for the private use of Llethr Mill and will not be for any commercial use. Primarily it will be used for the teenage daughter of the owners of Llethr Mill to train and advance her Show Jumping Career. She currently has 4 horses based at home and having had considerable success at Junior level including representing Wales at Home International level. She is now seeking with the help of the ménage to reach a comparable standard at Senior level

SITUATION

The site consists of a field next to the bridleway.

DESIGN AND ACCESS STATEMENT:

Accessibility

Access to the paddock will be via a field gate off the bridleway.

Environmental Sustainability

The building will be constructed mainly from timber being a low carbon method of sustainable construction. The manege will be covered with woodchips which are a waste product from timber production.

The building has been positioned to the southern boundary of the paddock in order that it can be screened by the proposed hedge and trees.

Character

The small scale building with the timber boarding is in keeping with the surroundings.

New boundaries to the paddock will be formed with new native hedges with native tree planting which will improve the landscape character of the area. The manege will be enclosed with a timber post and rail fence in keeping with the rural location.

Community Safety

The building has been positioned so that it can be viewed from the rear windows of Llethr Mill which will provide natural surveillance. The bridleway / lane is lightly used so this will also provide a degree a safety as any unusual traffic is immediately suspicious.

Movement to, from and within the development

The position of the stables and menage are convenient for access off the bridleway.

CONCLUSION

This small scale building is typical of many private structures within the countryside. Its traditional appearance will result in the building blending in with the surroundings and the location will avoid any loss of amenity to any nearby property.