

Design and access Statement

for the

Forming of an all-weather area for the exercising of a horse
And the construction of a timber storage shed.

at

Meadowcroft
Folly Lane
Thurlstone
Barnsley
S36 9QF

for

Mr Mrs M Fenoughty

1 Location + Extent + Use

1. Location –

The property/site is located off Folly Lane, Thurlstone.

The site address is

Meadowcroft

Folly Lane

Thurlstone

Barnsley

S36 9QF

2. Extent –

The property/site comprises the dwelling house of Meadowcroft, detached double garage and the adjacent field.

3. Use –

Meadowcroft is a private residential dwelling.

The garage is now used for the stabling the owners horse. This use has no adverse or detrimental visual impact on the street scene.



Illustration of garage viewed at entrance to site

The field is used for pasture and exercise of the single horse of the applicant.

2 Proposals-

The following is proposed for the sole benefit of the applicant.

1. Field –

Appraisal - The current use field for grazing and exercise day to day gives rise to the development of a mired areas of the field giving rise to loss of grassed areas.

The field has previously been divided to provide exercise and grazing flexibility as can be seen in the aerial illustration.

The means of division of the field has been post and rail fence together with mobile electric fencing of post and tap



Proposal –

It is proposed to create an outdoor all weather exercise area by the construction of an arena/manege. This to be constructed in an area that has already been used for such purpose over a period of time. This area is being bounded by post and rail fence.

The proposed exercise area is to follow the existing ground levels and is to have all weather rubber surfacing.

The approximate size is 43 metres x 21 metres.



2. Shed

It is proposed to construct a shed for the storage of tools, equipment and the like for the maintenance and leisure activities for the residents.

3 Visual Amenity

1. Field –

The exercise/manege area being ground works and has no visual impact on either the street scene or the openness of the Green Belt.



View when approaching down Folly Lane.

View when approaching up Folly Lane.

2. Shed-

There will be no encroachment into the Green Belt and the openness of the Green Belt will be maintained. Neither will there be space from which domestic paraphernalia (not that there will be any) might be seen.

4 Access

Access to the property/site is all to remain as existing.

The existing forecourt to the house and garage is of sufficient size as to allow the manoeuvring of motor vehicles such that they enter and leave using forward gears.