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Re- Manege at Cadster Barn, Whaley Bridge.

DESIGN & ACCESS STATEMENT 17/9/2012

Access

Access to the site is via the existing access road from Chapel Road. This already gives access to the existing dwelling and stables at Cadster Barn, and neighbouring properties

Design

The manege will be 40.00m long x 20.00m wide and will be sited to the North of the existing stables.

The area is currently used as grazing land for horses owned by the applicant.

The maximum excavation required will be to the South East corner of the manege, this will be excavated to a depth of 1.58m.

The maximum fill reqired will be to the North West corner of the manege, this will be filled to a height of 1.48m.

A preservative treated post and rail fence will enclose the area.

The surface of the area will be Charles Brittan manege rubber topping on manege sand.

There are existing trees on the North boundary, which separates the site from the Railway. A gap of approx 11.00m in this row of trees is to be filled with new tree planting (willow to match existing)

A new Hawthorn hedge is to planted along the length of the East boundary.

The banking areas created to form a level manege will be receive 150mm of top soil and grassed over.

The development will have no impact on the privacy or living conditions of neighbours.

John F Lomas.