

04 NOV 2016

SUPPORT SERVICES

Design and Access Statement

4th November 2016

Job no: – Goldsmith Drive, Rayleigh, Essex - Planning Application

Job type: Full Planning Permission

Note: To be read in conjunction with the design drawings and planning application

Design Appraisal

The existing site is located on Goldsmith Drive, and consist of a vacant plot of land with no existing structures.

The boundaries are not clearly marked due to very scarce and poorly maintained boundary fencing.

Design Principles

Our design brief is to modernise the land to create equestrian facilities and associated land use.

A hard standing will be created at the front of the site consisting of compacted hard core with a fine gravel finish. This area will house the stable, allow a vehicle and horse box to access the land, and provide a sufficient turning circle for said vehicle.

Ranch timber fencing will be erected to the perimeter of the land, to include internal fencing to divide the hardstanding at the front of the site and the grazing area beyond.

The stable will be constructed from timber, with concrete strip foundations, and a pitched felt covered roof.

Access Principles

At present there is no vehicular or gated access onto the site.

Vehicular gated access will be created at the front of the site located off Goldsmith Drive.

Design Summary

In creating a designated land use the site will be adequately maintained whereas at present it is poorly maintained and overgrown.

The land will provide 3.15 Hectares of grazing for a single horse, and there are additional bridle ways located close to the site.

It should be noted that adjacent plots of land are currently utilised as paddocks for horses, and our proposed development seeks to match those current land uses.

Access Summary

New vehicular access is essential to allow access to the stable area to facilitate the use of the land.