

DESIGN AND ACCESS STATEMENT



MAYLANDS GOLF CLUB
COLCHESTER ROAD
ROMFORD
ESSEX
RM3 0AZ

INTRODUCTION

This statement has been prepared by Aut-erior Architecture on behalf of Mr Frasle to demolish existing stable blocks and erect new stables, sixteen containers, 30x16m menage and eleven parking spaces.

EXISTING SITE

The proposed site is located at to northern side of the A12 and located 500m away from the M25.

Maylands golf club was laid out in 1936 and has many commercial building and car parks on the site. Our application accompanies to stables blocks, a commercial unit, a barn, large car park and existing hard standing area.

Stable block 1 is 9.811m wide by 4.1m deep and has a maximum height of 3.648m. the footprint of the building is 40.2m²

Stable block 2 is 17.526m wide by 4.1m deep and has a maximum height of 3.648m. the footprint of the building is 71.8m²

Commercial unit is 5.3m wide by 9.35m deep and has a maximum height of 3.269m. the footprint of the building is 49.5m²

Barn building is 5.826m wide by 3.444m deep and has a maximum height of 2.894m. the footprint of the building is 20m².

Please see images at the end of this design and access statement showing the site has previous been used a commercial yard for over 10 years. The application site has been used for building materials, hard standing area for parking vehicles, trailers, digger, and containers for since before 2006.

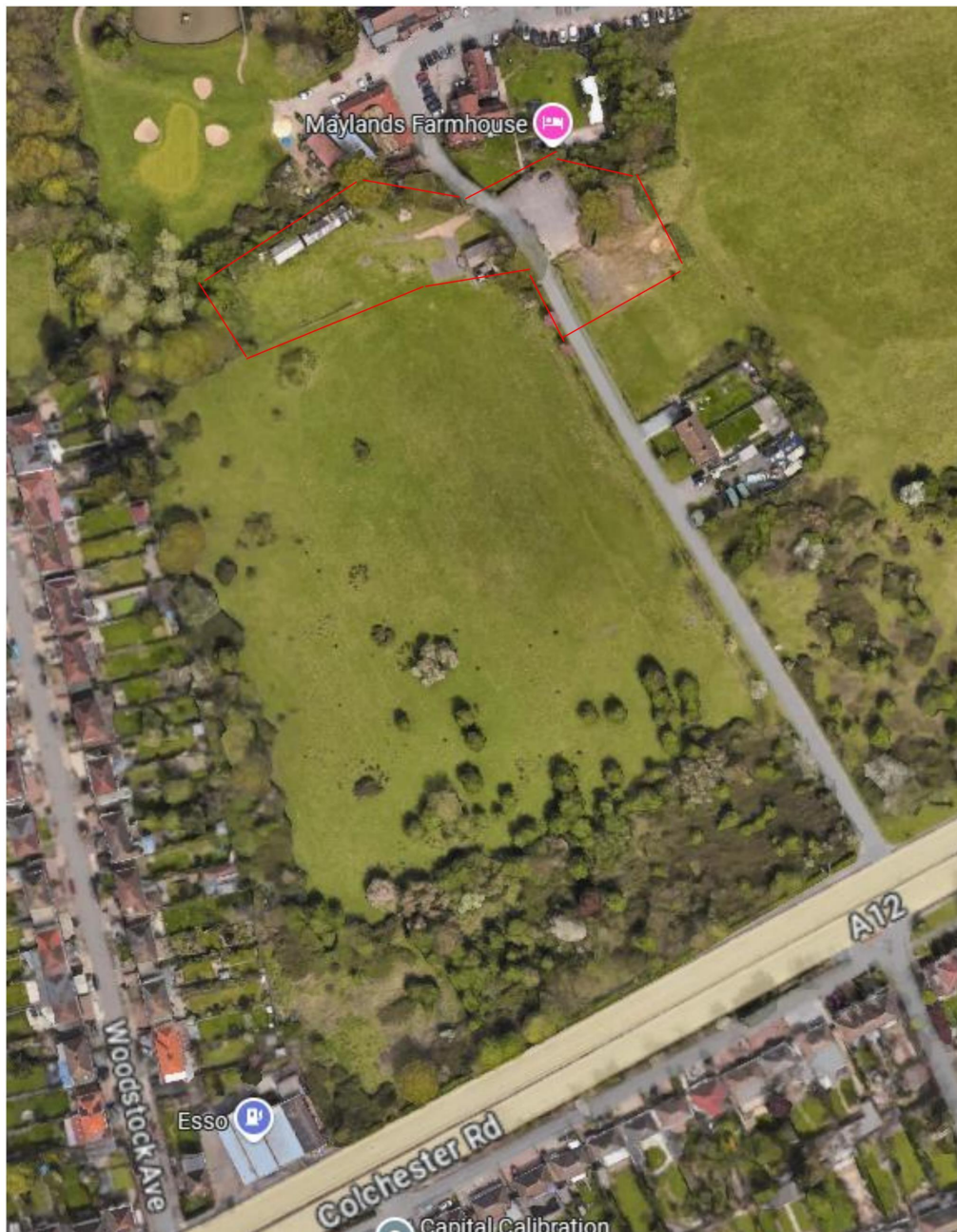


PHOTO TAKEN GOOGLE EARTH

TRANSPORT

The main form of transport used for this site is a vehicle due to the site being next to the A12. The closest train stations are 1.5 miles away from this site.

PROPOSAL

USE

This Full planning application seeks to demolish existing stable blocks and erect new stables, sixteen containers, 30x16m menage, eleven parking spaces and new 2.0 high timber entrance gates to the site.

AMOUNT

Plot size of 533m²

Proposed stable block has a footprint of 262m² and a maximum height of 4.0m. the maximum length is 32.8m and a maximum width of 16.3m.

Each container has a footprint of 14.5m² and a maximum height of 2.6m.

LAYOUT

The layout of the site will remain mostly as existing, entering the site through the existing entrance with the containers on your left hand and five parking spaces to the right. The new stable block is situated on top of the existing stables. The menage will be to the west of the site, looking back at previous images of the site, this was a same paddock enclosed by post and rail fences. There are also an extra six parking spaces, for people using the stables to park. The southern boundary of the site will have a 2.6m high hedge using local and native bushes for security and so the site cannot be seen when entering the golf club.

SCALE

The scale of the stable block meets all the recommended sizes and height from the British Horse Society guidelines. The stable has eight stables for horses, three tack rooms and hay barn storage. Using the British Hore society as reference as one acre per horse. The 9.32 Arce paddock south of the site is big enough for the number of horses staying in the stables.

APPEARANCE

The appearance of the stable block will have a red brick plinth with black timber cladding above. Black corrugated roof sheet on top to match the existing stable blocks.

The proposed shipping containers will be green.

the entrance gate will be finished in black timber cladding and 2.0m high.

CONCLUSION

The proposal has been made on previously developed site. Has protection from the surrounding trees and proposed hedges. The stables have been upgraded to suit new horse requirements.

We believe this application should be look upon favourably.

GOOGLE EARTH IMAGES FROM OVER 10 YEARS AGO

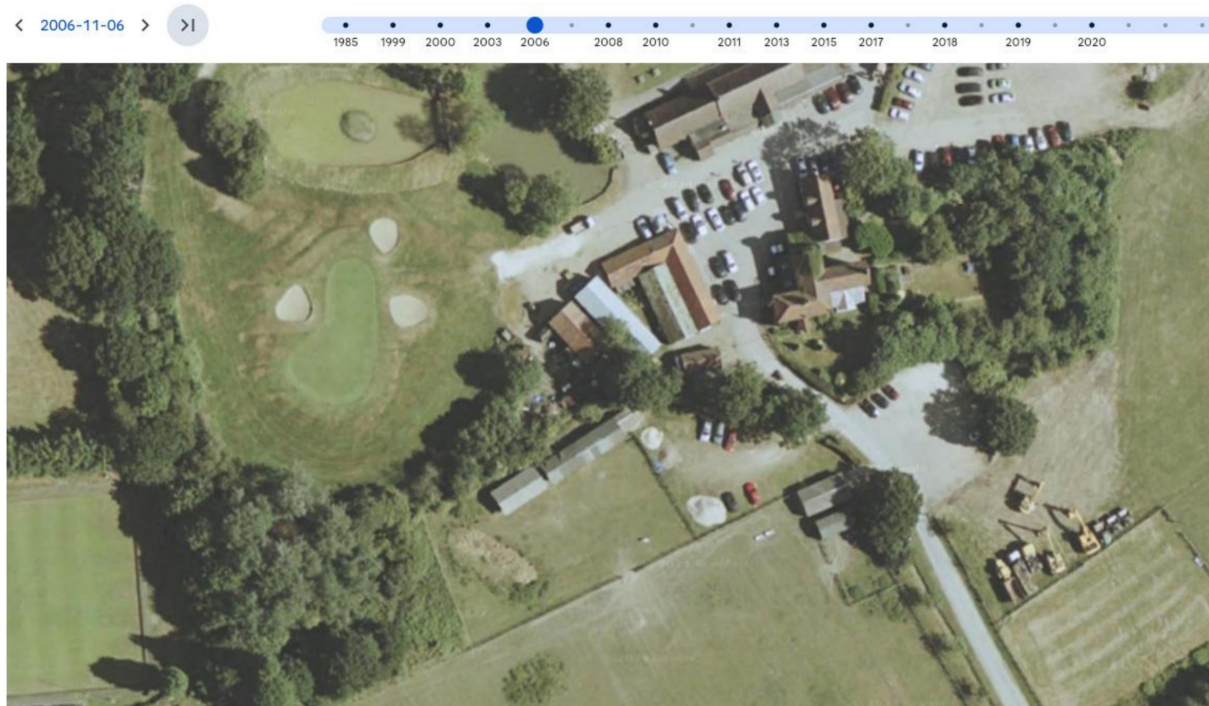


Image from 2006, showing hard standing area with cars parking and building materials. Commercial vehicles parked with diggers and trailers.

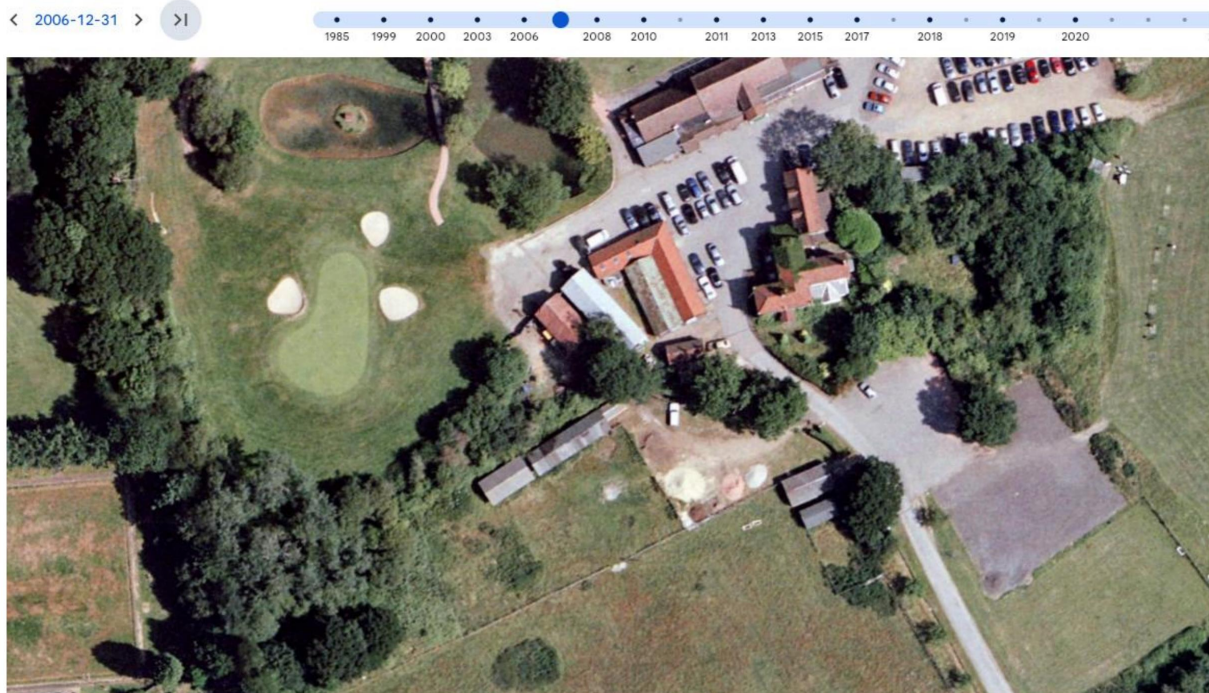


Image from 2006, showing hard standing area with cars parking and building materials.

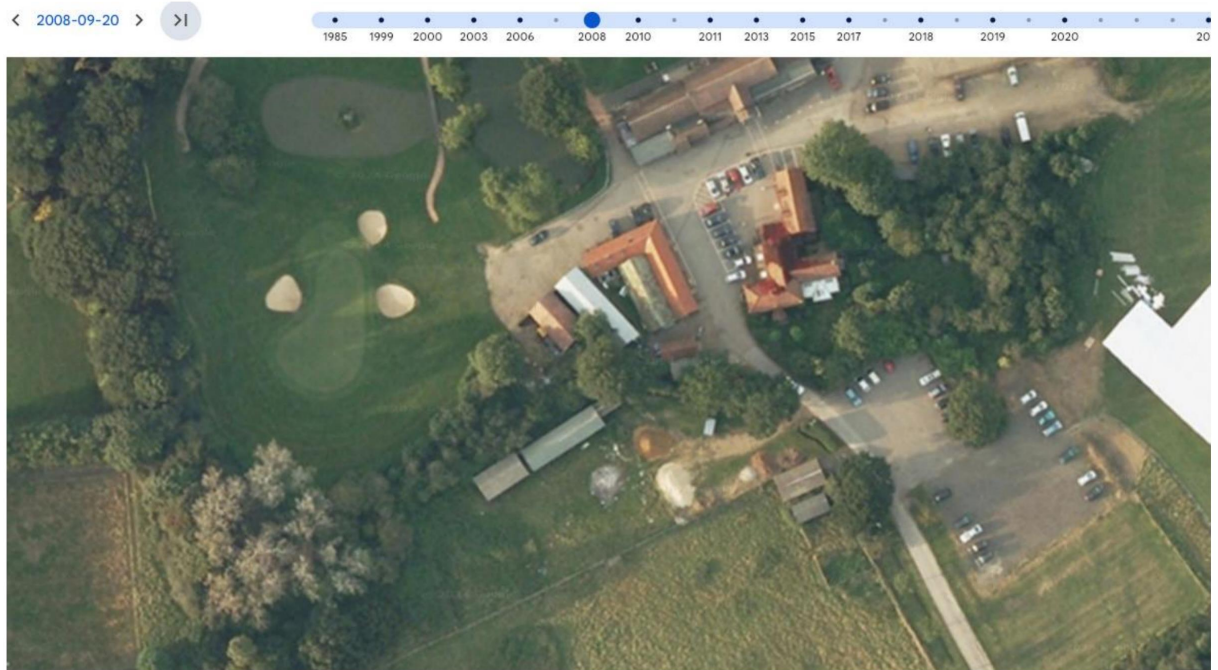


Image from 2008, showing hard standing area with cars parking and building materials. New large hard standing car park.

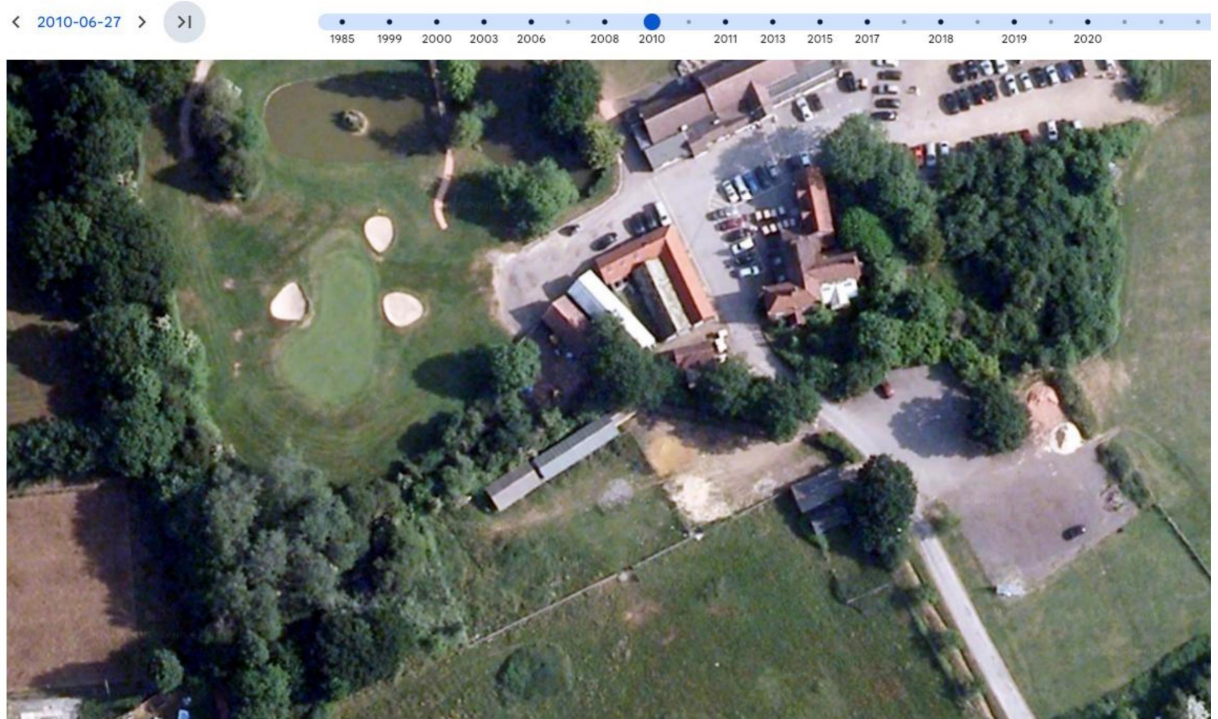


Image from 2010 showing hard standing area with cars parking and building materials.

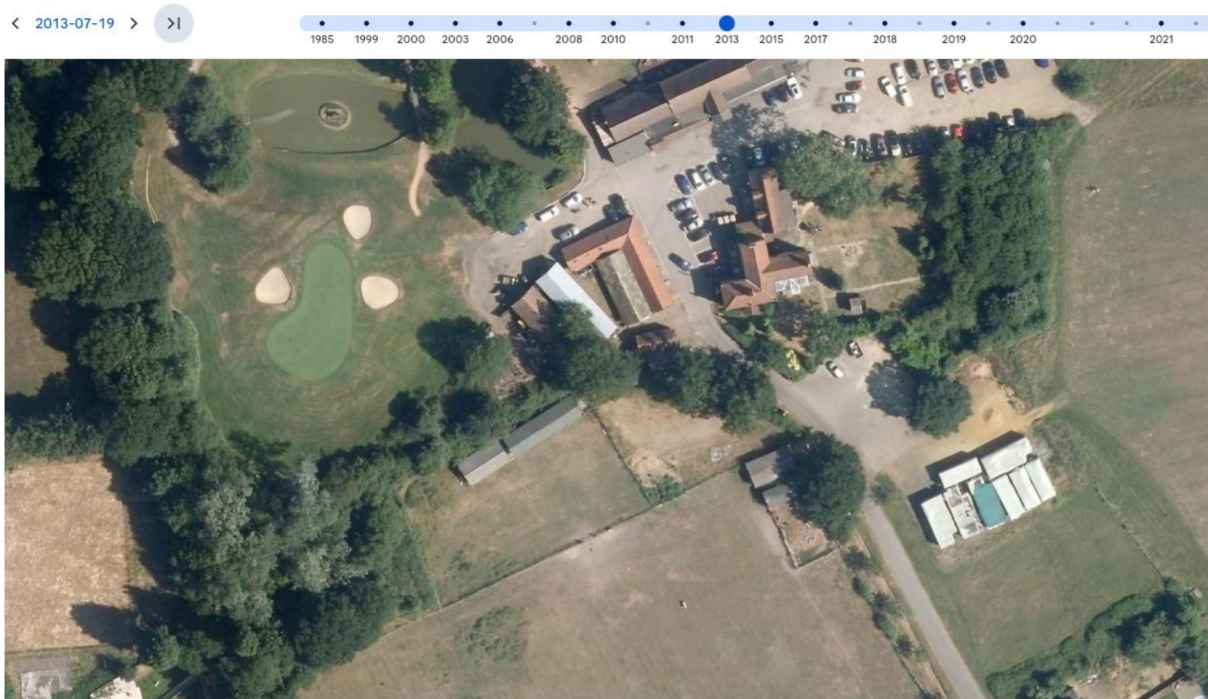


Image from 2013 showing hard standing area with cars parking and building materials. Hard standing area on the right of site being used for eight containers.