Design and Access Statement

Proposed Stables and Access Road

Malt House Foxt ST10 2HN

1. Application

The application is for Full Planning permission to erect a small stable Block and track Access Road from Yard to Field

2. Site Description

The Site is the Malt House Foxt ST10 2HN [photo below] the site has existing stables, ménage and four acres of grazing. The current stables are too small to accommodate our horses being of a non-standard size of 10'by 8' these will be used for amenities and storage.



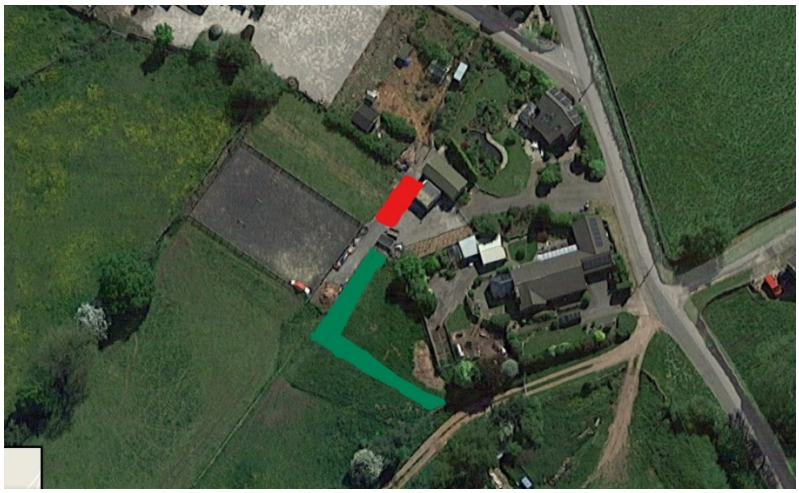
3.Development Proposal

It is proposed that we erect three new stables within the yard at a standard size of 12'by 12'

The stables will have access to the existing Ménage. The proposed stables will be a safe and secure environment in which to accommodate the horses.

We would also like to create a hardstanding track to improve access to the stables from the side entrance and from the stables to the grazing area, illustrated below. This will be a hardcore track leading from the existing

gated entrance to the site and meeting the track from the stables to the paddocks.



Indicates position of proposed stables

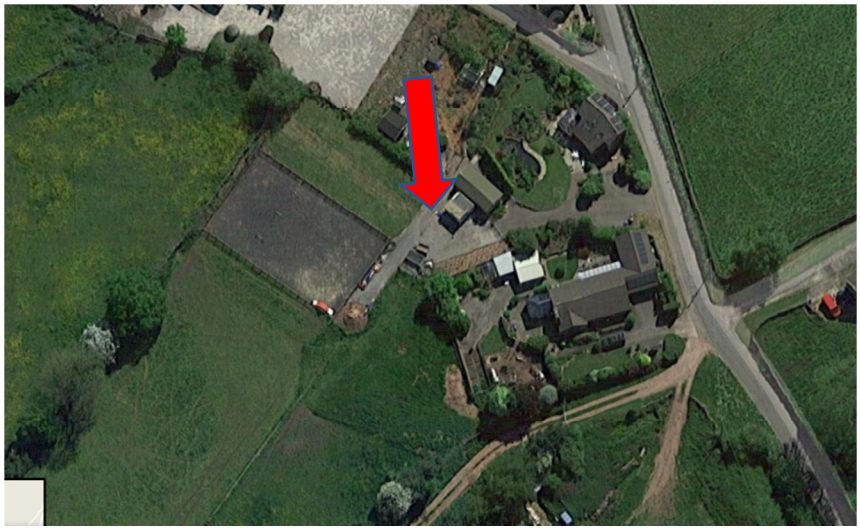
Indicates position of proposed track

4. Vehicular Access

There will be no additional vehicular access required

5 Layout

The proposed location is next to the current Menage and within the yard area directly next to the current smaller stables. The yard area sits lower on the landscape to the existing stables. The current containers shown in the photograph will be removed by the current owners before the proposed stables are erected





area the stables would be located [Above]



area hardcore track would be located approx. 20 metres [above]



area for hardcore track to gate access approx. 25 metres [above]

6 Scale

The entire stable block is 36 foot by 12 foot with a 1.2 metre canopy to shelter the front of the stables from the weather.

7.Appearance and Design

The stables are wooden in structure with a green felt shingle roof to keep it in line with the current stables and allowing the new build to blend better into the existing landscape



Stable design from Manufacturer [Above]



Example of proposed roof design to blend into current surroundings [Above]

Specifications of Proposed Stable design

Standard Specifications.
Front roof overhang 1.2m.
Guttering to the front including necessary down pipes.
Kickboard 18mm strong, safe and moisture resistant (stables only).
Hopper Windows vent the roof space without causing a draught, 4 Blade Louvre windows can be fitted as an option.
Arbour ventilators fitted to all stables to vent the roof space.
Eaves height 2135mm
All timbers Tanalith treated (pressure treated).
Shiplap cladding 16mm x 125mm redwood.
Framework 75mm x 50mm C16/C24 stress graded.
Roof purlings 100mm x 50mm C16/C24 @475mm centres.
Front/gutter purlings 150mm x 50mm C16/C24 stress graded.
Black Onduline roofing wind tested to 120mph.
11mm OSB roof lining for additional strength and longevity.
All Sections bolted together for added strength.
Stable door width 1.235m, bottom door height 1.22m.