



DESIGN & ACCESS STATEMENT

FOR

**The erection of two sand storage bays.
External works only.**

AT

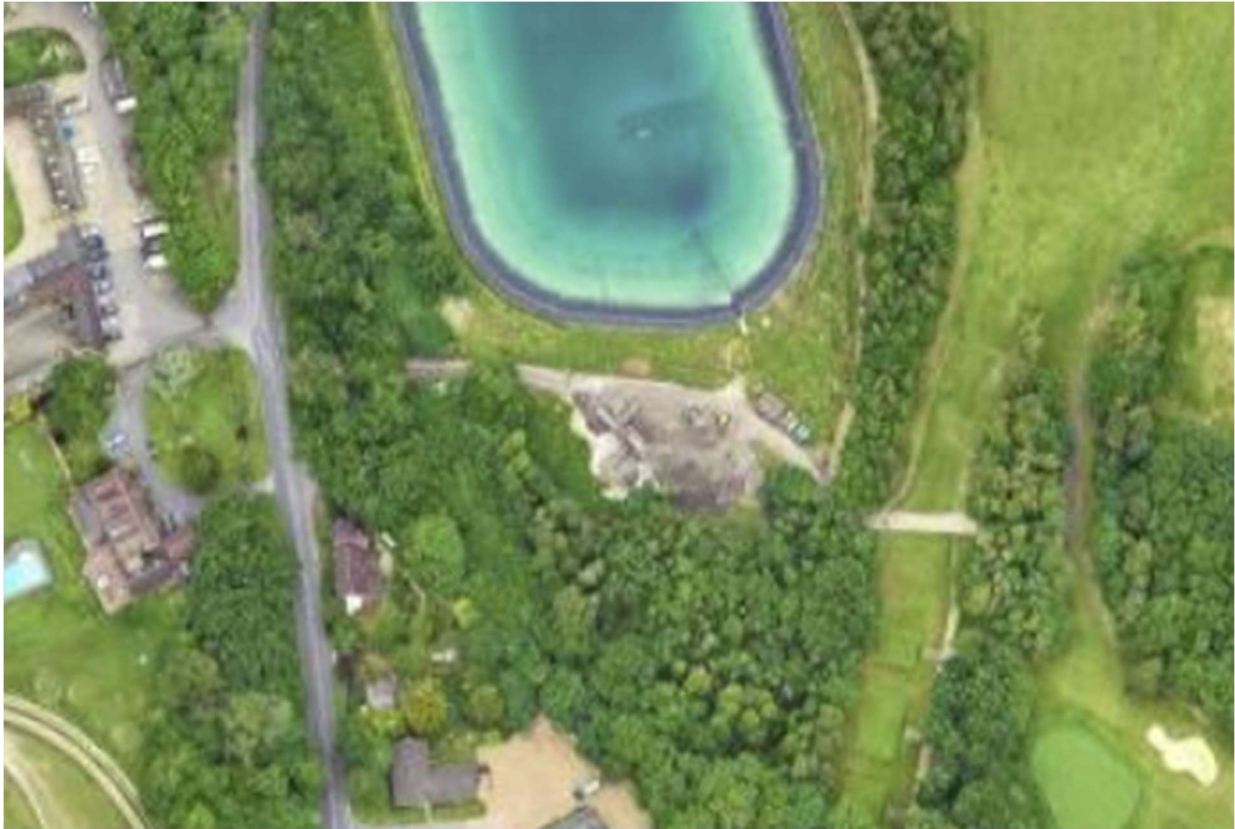
**RAC, Woodcote Park
Wilmerhatch Lane, Epsom
Surrey
KT18 7EW**

PREPARED BY

**DHP (UK) LLP
1st Floor, Pavilion Building
Ascot Racecourse
High Street
Ascot SL5 7JF
T: 01932 850100**

JD/6839

FEBRUARY 2024



1.0 The Site & urban context

The application site boundary of 440m² is situated within Woodcote park, the overall size of Woodcote park which is of substantial size and is located along Wilmerhatch lane, with old barn road being a subsidiary entrance road. Located within partly developed and country land with Epsom town centre located to the north.

The area of the proposed development is currently used for storage, holding and manoeuvring sand and similar non hazardous materials. The other main aspect of this area is the mixed gravel / rubble surface. The area has no biodiversity value. See section 4 existing images, to view site conditions.

The proposed area of works is situated approximately 1000m away from the nearest listed building, see location and site plan for further information.

1.1 Historic England listings within RAC Woodcote Park

Woodcote park encompasses multiple buildings, some of which possess a listed status at various grades, the closest listing to the area of works being “*The Royal Automobile Country Club (RAC), entrance steps, curved colonnades, and outer pavilions of Woodcote Park (old house)*” However this listing and all other listings on site are situated over 1000m away from the proposed area of works. The proposal will not alter, change or affect any listed buildings in any way nor will it affect any sight lines or be visible from any listed building, as seen on the location and site plan.

Listed buildings within the boundary of Woodcote park include:

List Entry Name: The Royal Automobile Country Club (RAC), entrance steps, curved colonnades, and outer pavilions of Woodcote Park (old house).

Heritage Category: Listed building

Grade: II*

List Entry Number: 1288718

Date first listed: 10th April 1954

List Entry Name: Dovecote at Woodcote Park

Heritage Category: Listed building

Grade: II

List Entry Number: 1214286

Date first listed: 10th April 1954

List Entry Name: Barn at woodcote park

Heritage Category: Listed building

Grade: II

List Entry Number: 1214276

Date first listed: 10th April 1954

All above information as per Historical England.

The overall history of woodcote park can be found at:

<https://www.royalautomobileclub.co.uk/about-the-club/history/history-of-woodcote-park/>

This application had originally been submitted as a listed building application, however after a site visit from the local authority the listed building application was deemed unnecessary and a standard full planning application was deemed more suitable. Previously withdrawn application: 24/00191/LBA

1.2 Biodiversity, development & exemption

The biodiversity gain planning condition does not apply to this application as it meets both conditions stated and highlighted below (As per The Biodiversity Gain Requirements Regulations 2024):

4.(2) “The first condition is that the development does not impact an onsite priority habitat”. The proposed development complies as it does not infringe upon any priority habitats, thus no impact will be incurred.

*4.(3) “The second condition is that the development impacts—
(a) less than 25 square metres of onsite habitat that has biodiversity value(b) greater than zero; and (b) less than 5 metres in length of onsite linear habitat.”*

The proposed development complies with the above statements (a) & (b) as the proposal does not infringe upon any areas with biodiversity value, nor does the proposal impact on any linear habitats.

2.0 Proposal overview

The objective of this proposal is to improve the storage capability and onsite material accessibility, in turn advancing the overall maintenance of Woodcote park, allowing the onsite staff to keep the appearance of Woodcote park at a high standard throughout.

The proposal will consist of a 14m x 10m (140sqm) concrete base, level with the ground. Atop the concrete base will sit an E shaped layout of interlocking concrete block (see image P01) at a height of 1.8m. Creating two suitable storage bays, to be used for sand or similar non hazardous material. The mentioned stored materials will be used for onsite maintenance, such as for the golf course sand bays. This development will not change the use of the area as the area is already used for the storage of non hazardous materials, this development will only improve the current use.

Image P01 – Example of concrete interlocking blocks



No number of parking spaces are to added, removed or amended through the proposed works. No additional vehicular traffic will be implemented as a result of the proposal.

Although within the same site boundary of multiple listed buildings, no buildings, listed buildings or sightlines are to be affected, altered or changed in any way due to the proposed works “The erection of two sand storage bays”.

3.0 Summary

In summary; this application provides an overview of the proposed upgrades to the area of works within Woodcote park, creating the highest quality result & improving the area to benefit staff and users.

4.0 Existing site images

Existing image 01



Existing image 01



Existing image 01

PLANNING, DESIGN AND ACCESS STATEMENT – KT18 7EW

