

**RELOCATION OF STORE UNIT  
EQUESTRIAN CENTRE  
ON  
LAND ADJACENT TO  
TRAPP LANE  
READ  
LANCASHIRE**

**DESIGN & ACCESS STATEMENT.**

**USE:-**

The existing steel frame storage unit is to be dismantled and re-located adjacent to the new equestrian stables and arena, for the storage of animal food stuffs and equipment, in connection with the equestrian complex. The building is to be constructed on an area adjacent to a retaining structure and new planting, located on land to the West of the equestrian centre.

**AMOUNT:-**

The new building will occupy a site of 0.5ha and the building footprint being 82.81m<sup>2</sup>.

**LAYOUT:-**

The new building is located on a level area to the West of the equestrian complex. The existing site access and entrance area from the highway (Trapp Lane), incorporating an existing hard surfaced road will remain, with a new extended access road to the West accessing a turning and parking area for cars and horse transporter vehicles (this area will be cut into the sloping land, and masked by new tree planting)..

The new building is to be constructed as a traditional single story natural stone and timber clad barn building with a dark grey metal deck roof to match the adjacent building.

**SCALE:-**

The stable building is to be built in a traditional form at a low level scale, being 3.85m to eaves level, giving an overall ridge height of 6.58m. with a roof pitch of 30 deg.

## **LANDSCAPING:-**

There are existing fields to the North, South and West, with existing trees and hedges, with substantial new tree planting around the new unit and parking areas and the existing banking to the North of the stables, and to the South, softening the impact of the building against the natural landscape. The Higher Trapp Country House Hotel is to the East, with its ancillary illuminated parking areas. There are also existing dwellings to the East.

## **APPEARANCE:-**

The new building is to be set lower into the land, behind a 1.5m retaining structure. The land are to the West of the unit being banked and generously landscaped down to the existing gently sloping grassed land. The structure is to be clad in natural coursed stone and natural timber boarding to blend with the natural landscape, with a grey coloured profiled metal roof, to provide a natural appearance. The new unit will blend into the existing sloping landscape (when viewed from the South) and will complement the existing equestrian complex and natural surroundings in this rural setting.

## **ACCESS:-**

The vehicular access is via an existing road junction into Trapp Lane and extended to a new parking and turning area with macadam hard surface. A level entrance to the buildings will allow suitable access to both able bodied and less able bodied people with a mobility disadvantage. A mobility wc is also provided within the ground floor entrance area of the new equestrian complex building.

March 2016

Craven Design Partnership  
Ribble Court, 1 Mead Way  
Shuttleworth Mead Business Park  
Padiham, Burnley.  
Lancashire.  
BB12 7NG

Tel 01282 778066