

**PROPOSED DWELLING HOUSE  
FOR ACCOMMODATION OF  
SPECIALIST PERSONNEL  
FOR  
EQUESTRIAN CENTRE  
OFF  
TRAPP LANE  
READ  
LANCASHIRE**

**DESIGN & ACCESS STATEMENT.**

**USE:-**

The proposed new dwelling is to provide on site accommodation for specialist equestrian personnel dealing with the breading and general keeping of completion rare bread horses, the close proximity being essential for the constant monitoring of the horses and the frequent emergency procedures required. The building is to be constructed on an area of derelict land and buildings adjacent to the stables and riding arena, between the stables and existing dwellings, thus forming a buffer between the two activities.

**AMOUNT:-**

The new building will occupy a site of 1750m<sup>2</sup> and the building footprint being 178.8m<sup>2</sup> (total building area 276.4m<sup>2</sup>).

**AYOUT:-**

The new dwelling house building is located on the site of existing dilapidated buildings, with the new stables and area building to the West (within 10m walking distance). The existing site access and entrance area from the highway (Trapp Lane), incorporating an existing hard surfaced road will remain.

The new building is to be constructed as a traditional farm house style building of natural stone and blue slate roof finish.

**SCALE:-**

The new dwelling building is to be built in a traditional form and domestic scale, being 5.3m to eaves level, giving an overall ridge height of 8.1m. with a roof pitch of 27 deg.

**LANDSCAPING:-**

There are existing fields to the North, South and West, with existing trees and hedges, there will be a small area of domestic garden cartilage. The Higher Trapp Country House Hotel is to the South East, with its ancillary illuminated parking areas. Also existing dwellings to the East.

**APPEARANCE:-**

The new dwelling is to be clad in natural coursed stone and blue slate roof finish, to provide a natural appearance, and complement the existing adjacent dwellings and the existing natural surroundings in this rural setting.

**ACCESS:-**

The vehicular access is via an existing road junction into Trapp Lane and existing vehicular access to the settlement of dwellings. A level entrance to the buildings will allow suitable access to both able bodied and less able bodied people with a mobility disadvantage. Mobility wc is also provided within the ground floor entrance area of the building.

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

Tel 01282 778066