

**PROPOSED MARE BARN
EQUESTRIAN CENTRE
ON
LAND ADJACENT TO
TRAPP LANE
READ
LANCASHIRE**

DESIGN & ACCESS STATEMENT.

USE:-

A proposed new steel frame structure, located adjacent to the new equestrian stables, for the separate accommodation of Mare's, in connection with the equestrian complex. The building is to be constructed on an area adjacent to the East of the new equestrian complex.

AMOUNT:-

The new building will occupy a site of 0.5ha and the building footprint being 274m2.

LAYOUT:-

The new building is located on a level area to the East of the equestrian complex. The site access and entrance is via the new access road from Trapp Lane, incorporating a ne hard surfaced yard area..

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 mare barn building is to be built in a traditional form at a low level scale, being 4.0m to eaves level, giving an overall ridge height of 5.6m.with a roof pitch of 15 deg.

LANDSCAPING:-

There are existing fields to the North, South and West. 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 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 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.

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