

Design & Access Statement

Applicant

Mrs June Roberts
Ease Barn Farm
Gallows Lane
Ribchester
Preston
Lancashire
PR3 3XX

Site

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Ribchester
Preston
Lancashire
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Design

The proposed building is a conventional proprietary designed timber framed American barn type stable unit. The building is to house upto 6 horses, with provision for fodder feed storage and associated accoutrements .

The building is 18.90m long x 11.40m wide x 2.78m to eaves and 4.28m to ridge. The building is solely for the private use of the applicant.

The building walls are clad in vertical treated timber boarding from roofline to 1.40m above floor level with horizontal timber T&G stock boarding to floor. Access doors are PT&G treated timber. All timber is tanalised treated at source finishing a greeny brownish colour. The roof is covered in P6R fibre cement sheeting colour dark blue 'Anthracite'.

To include a retrospective application for a conventional post and rail riding manege existing on the applicants site 42m lg. x 22m wide.

Layout

The proposed building will accommodate up to 6 horses. This building design allows for loose boxes either side of a centre passage with a mid building area kept free for fodder, feed and tack storage. There is timber sliding door access to the front elevation and a large personnel door access to the rear elevation for emergencies if required.

Landscaping

No landscape arrangements have been proposed. Arrangements can be accommodated if planning so desire.

Access

Access to the proposed building is directly off the farm yard. The applicant owns a ring-fenced area of some 3.70 hectares, with the proposed site being the best option for access adjacent to an existing building and security purposes.