

**PROPOSED ISOLATION STABLES  
AND  
ANCILLIARY STORAGE  
FOR  
EQUESTRIAN CENTRE  
TRAPP LANE  
SIMONSTONE  
LANCASHIRE  
BB12 7QW**

**DESIGN & ACCESS STATEMENT.**

**USE:-**

A proposed new pre-fabricated timber frame structure, located adjacent to the new equestrian centre and stables, for horses that need to be isolated because of infectious diseases, such as ringworm or for horses that have been moved to our stables from elsewhere. It is recommended by vets that horses are isolated for 14 days to prevent cross infection for deseass such as ringworm, strangles, equine flu etc. During this time staff members must follow strict bio security measures to prevent any possible contamination. As we are a stud ideally foaling mares would be stabled away from a busy American barn where it is quieter, to prevent the mare from getting stressed. To be in a larger stable than they have currently (6m x 3m) for both the mare and foals safety. The new stable and ancillary storage are designed to complement the surrounding area and existing buildings, with as little visual impact as possible. The new storage area will provide an undercover area to store feed and bedding to prevent them being spoiled by the weather and the water run off from the fields. It will also stop contamination from vermin, and make the area look a lot tidier than at present.

**AMOUNT:-**

The new building will occupy a site of 0.5ha and the building footprint being 177.5m<sup>2</sup>.

## **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 new hard surfaced yard area..

The new building is to be constructed as a traditional single story natural stone plinth and timber clad oak building with natural blue slate roof to match the adjacent building.

## **SCALE:-**

The new stable building is to be built in a traditional form at a low level scale, being 2.4m to eaves level, giving an overall ridge height of 5.15m.with a roof pitch of 34 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. Additional landscape screening is proposed to the South and East of the site.

## **APPEARANCE:-**

The structure is to be clad in natural cedar timber boarding, coursed stone plinth to blend in with the natural landscape, with a natural blue slate 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.

