HPK/2012/0653

05 DEC 2012

[redacted]
FERN FARM
FERN ROAD
BUXTON
DERBYSHIRE
SK17 9NP
[redacted]

SUPPORTING INFORMATION

AND

DESIGN AND ACCESS STATEMENT

CANTEEN / OFFICE / SECURE TACK ROOM / RIDING FOR THE DISABLED STORE PROPOSAL

BUXTON RIDING SCHOOL LTD
FERN ROAD
BUXTON
DERBYSHIRE
SK17 9NP

NOVEMBER 2012

(6)

1. INTRODUCTION

The proposed canteen / office / secure tack room / Riding for the Disabled (RDA) store would give Buxton Riding School Ltd a safe, clean, warm, dry, professional secure area for their customers and staff.

2. DESIGN

2.1 Location

The proposed site is a 13m x 5.5m building, which will be built next to the north side of the big barn stables on the yard, where the wooden shed and porta cabin are at the moment, these are in desperate need for replacement. See site plan.

2.2 Layout and Design

The layout will be a 13m x 5.5m timber built structure and will look like a block of three stables, using ship lap as the wall structure with a felt slate effect roof. The building will be free standing of the big barn.

2.3 Landscape

No landscape will be affected by the building as it is in the yard area of the riding school.

2.4 Access

There is an existing gate and hardcore access road onto the yard from Fern Road. All construction traffic will use this road. Once construction is complete this area will used by liveries, horses, customers and staff alike as existing.

3. CASE IN SUPPORT OF THE APPLICATION

Buxton Riding School Ltd has been established now for 26 years and has a very wide customer base catering for one of the largest Riding for the Disabled groups in the area. The proposal would give Buxton Riding School Ltd a safer, cleaner, dryer, warmer and more professional area to work out of and cater for their customers needs.

The proposal would be in keeping with the stables and the location stays the same. The building is designed to look like a block of three stables allowing it to blend in with the other wooden stables on the yard.

BUXTON RIDING SCHOOL LTD PROPOSED

- Canteen Facilities
- Office Facilities
- Secure Tack Room Facilities
- Riding for the Disabled Facilities

- Due to a number of break-ins a visit from the Health and Safety and more expectations from our customers and our commitment to the Riding for the Disabled.

- We feel it is time to upgrade our facilities to a good, safe standard to facilitate and satisfy our current staff, Riding for the Disabled, liveries and customer base.

- We are currently working out of a wooden shed for the tackroom, with no heating or drying facilities. This causes numerous problems when trying to work. Tack goes mouldy and rugs/numnahs remain wet.

- Security is minimal and lighting is poor.

- To retain our professional commitment to our customers we need to upgrade our facilities.

- The Riding for the Disabled work from the other half of this shed which is very small with no room to store anything or make refreshments. In the winter their commitment to the Riding for the Disabled deserves a warm, dry area where they can sit and wait for people in wheelchairs. This is why we need the overhang on the front of the wooden building proposed.

- The way I have designed the proposed building would make this whole area a SAFE ZONE for all the riders to prepare for their lessons and have refreshments and hot water to wash their hands after dealing with the horses.

- The office and canteen area, (currently a porta-cabin that leaks and has no heating or hot water) would make for a professional and clean area where bookings can be made using a computer. Also theory lessons can be given when we are teaching a group of school children.
This would also show our commitment toward our liveries and staff, who will then be able to enjoy a warm drink, have warm water to hand and have a warm room to relax in when they are here most of the day dealing with their horses.

- I have re-designed the building so it looks like a stable block to fit in with the wooden stables on the yard. The wall at the front of the big barn will be removed and this will then become a garden frontage to the proposed building with seating for our customers giving a nice, professional reception area.

- The roof covering on the new structure would be a felt, slate effect.

CUSTOMER BASE

- 25 stables, DIY Liveries using the stables twice a day

- Riding for the Disabled twice a week. (Letter enclosed)

- Lessons are held Tuesday - Sunday
  Times ranging from 10.00am - 7.30pm each day
  Saturday and Sunday we can have up to 50 customers each day

- During the summer we hold 3 summer riding holiday weeks, each week consisting of 21 children who stay from 9.00am - 5.00pm.

- We also hold a summer show which can be up to 30 riders for the day

- Birthday parties (up to 10 children at a time)

- Charity run schools