

STABLE accommodating 10-15 horses, including tack rooms, feed storage, and grooming bays, depends on factors like the size of the horses and the type of facilities you want to include. Horse Stalls: Minimum size per stall: 12 sq. m (4 m x 3 m) per horse. For 10 horses. Tack Room: for storing equipment like saddles, bridles, and grooming tools. 3. Feed Storage: to store hay, grain, and feed bins. 4. Grooming Bay: 2 grooming bays. 5. Aisleways: (to allow safe horse movement). Add 20-25% extra space for aisleways. 6. Additional Space: Room for wash stalls, Storage for bedding, and possibly an office or restroom (optional). Total Estimated Space: For 10 horses with additional space for aisleways and utilities, plan for 342 sq.m to ensure functionality and comfort. Stable Dimensions Summary: Width: 12 m, Length: 27 m, Total Area: 324 sq. m, This includes: 10 horse stalls (4 m x 3 m each) Central aisle (3 m wide) Tack room (15 sq. m) Feed storage (15 sq. m) 2 grooming bays (12 sq. m each) Additional circulation space.

PROPOSED INDOOR AREA: To construct a weather-protected training and exercise arena that supports basic to advanced equestrian activities, including dressage and small jumps.

1. DIMENSIONS AND LAYOUT: Size: 18m x 35m (630m²). Ceiling Height: Minimum 6m for safe jumping and ventilation. Entry Points: Two Large Entry Doors: Minimum 4m x 4m, one on each end for easy access by horses, equipment, and maintenance vehicles. Personnel Doors: At least one smaller door (1m x 2m) for riders and trainers.

2. STRUCTURAL DESIGN: Frame: Steel or timber frame construction for durability and cost-effectiveness. Roof: Steel sheeting or insulated panels for weather protection and noise reduction (essential to avoid spooking horses during heavy rain). Walls: Insulated sandwich panels or concrete block base (1.2m height) with timber cladding or PVC above. Adequate reinforcement to withstand horse impact on lower walls. Foundation: Concrete strip or pad foundation to support the structure and ensure stability.

3. FLOORING: Layers: Base Layer: Compacted gravel or crushed stone for drainage. Intermediate Layer: Geotextile membrane to prevent mixing of layers. Top Layer: Sand and rubber, geotextile mix, or similar material for cushioning and grip. Maintenance: Include drainage channels along the edges to prevent waterlogging.

4. VENTILATION: Natural Ventilation: Ridge vents or eave vents along the roofline to ensure airflow. Louvered vents or side openings with mesh protection for cross-ventilation. Mechanical Ventilation: Large industrial ceiling fans or exhaust systems if natural ventilation is insufficient.

5. LIGHTING: Natural Lighting: Polycarbonate or translucent panels on the roof or walls for daylight use. Artificial Lighting: LED floodlights mounted on the ceiling for uniform brightness. Dimmable lights for flexibility during training.

6. MIRRORS: Placement: Install mirrors on one or two walls (height: 1.2m from the ground, extending 2m vertically). Material: Shatterproof, scratch-resistant mirrors to ensure safety.

7. SAFETY AND ADDITIONAL FEATURES: Kickboards: Install kickboards (1.2m height) along the interior perimeter to protect horses and riders. Acoustic Insulation: Use sound-dampening materials to minimize noise from rain or activities. Drainage System: Ensure proper grading and drainage around the perimeter to keep the arena dry.



OUTDOOR ARENA: Purpose: All-weather surface for training and exercise. Standard Dimensions: Minimum: (800m²). Recommended: (1,000m²) for added flexibility.
Key Features: All-weather footing: Sand and geotextile mix, rubber, or similar materials for durability. Drainage: Proper drainage system to prevent waterlogging. Fencing: Approx. 1.2m height to ensure safety.

HAY AND FEED BARN: Purpose: Storing hay bales, feed bags, and supplements for 20 horses. Size: Dimensions: 10m x 15m (150 m²). Height: Minimum of 4m to allow for stacking hay bales and good ventilation. Capacity: Space for up to 100 large square bales or equivalent round bales. Separate dry area for bagged feed and supplements.

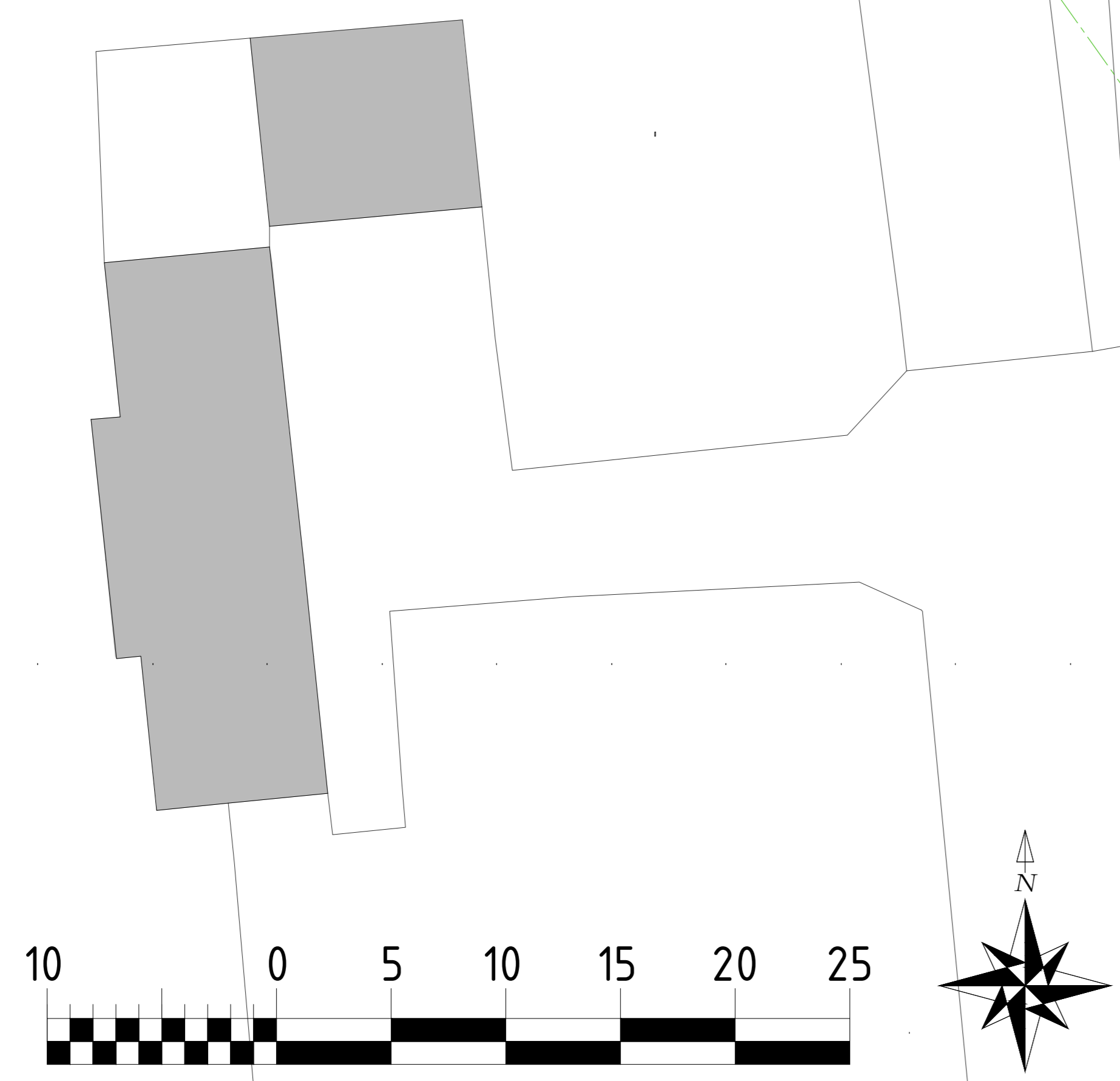
BUILDING ELEMENTS: Business Owner's House: Ground Floor: Includes an office space for administrative tasks and client interactions. Office: Equipped with desks, filing storage, and Wi-Fi. Living Areas: Spacious kitchen (11.6m²), dining/living room (49.98m²), and bedrooms for family use. Utility Space: Includes washing and drying facilities.
Safety Features: Alarm system, secure access, and energy-efficient utilities.
Second Dwelling (Shool Students temporary Accommodation) Design: Compact and functional, suitable for accommodating students attending riding courses. Layout: Shared bedrooms (3 rooms ranging 10.8-11.64m² each). Communal spaces: Living/dining room (49.98m²) and kitchen. Bathrooms and separate toilets for convenience. Facilities: Washing machines, dryers, and other essentials for short-term stays.

INDOOR ARENA: Purpose: Weather-protected training and exercise area. Standard Dimensions: Minimum: 15m x 30m (450m²) - Suitable for basic training and light exercise. Recommended: 20m x 40m (800m²) - Allows for more advanced training, including dressage or small jumps. Additional Features: Ceiling Height: Minimum 4-6m to accommodate rider safety and potential jumping activities. Flooring: Sand/rubber or geotextile mix for cushioning and grip. Mirrors: Install along one or two walls for training feedback. Ventilation: Ensure natural ventilation or mechanical systems. Lighting: Adequate natural or artificial lighting for all-weather use.

EQUIPMENT STORAGE: Organized storage for tools and equipment used daily for stable maintenance, such as rakes, shovels, wheelbarrows, and other items. Dimensions: 6m x 8m (48 m²). This size accommodates divided sections for smaller tools and open floor space for larger equipment. Wall Sections for Smaller Tools: Allocate 2m x 6m along one wall for shelving and hooks. This space is suitable for organizing rakes, shovels, brooms, and other hand tools. Open Floor Space for Larger Items: Reserve 4m x 6m for wheelbarrows, buckets, and larger tools. This space allows for easy access and maneuverability—a central 2 m-wide walkway for easy movement between sections.

VEHICLE AND MACHINERY SHED: Purpose: Secure storage for tractors, mowers, horse trailers, and delivery vehicles. Size: Dimensions: 6m x 12m (72 m²). Height: Minimum of 4.5m for clearance for larger vehicles like horse trailers. Capacity: Space for 2 horse trailers, one tractor, a mower, and a small workbench area.

BRIDGE FARM



Key Factors Determining Safe Distance
Electromagnetic Fields (EMF) and Health Guidelines
The UK follows the ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines to limit public exposure to EMFs.
High-voltage power lines typically comply with ICNIRP standards at distances as close as 15-30 meters (49-98 feet) from the line, depending on voltage.
For precautionary reasons, some developers prefer greater distances to address public perception of health risks.
Safety Clearances for Physical and Electrical Safety
Utility companies specify minimum safety clearances based on voltage to prevent accidents or interference with power lines. Examples include:
400 kV lines: ~20-30 meters (65-98 feet) horizontal clearance recommended.
132 kV lines: ~15 meters (49 feet) horizontal clearance recommended.
11-33 kV lines: Clearance distances are smaller but must still allow for maintenance and safety.

BUTTERWICK ROAD

DRAWING DESCRIPTION:	SITE Plan 1:200@A0
SITE:	Land at Former Site of Priesthows, Butterwick Road, Messingham, DN17 3PA
CLIENT:	Mr Marius Skarbalius
DATE: 28/01/2025	DWG NO: FF_SP_01_25
SCALE: 1:200 (as noted @A0)	DRAW: T.Zadrozny

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