

**Appendix F**  
**Equestrian Consultant Report**



# KEANE STUD

## EQUESTRIAN COMPLEX - LAYOUT

### REQUIREMENT

An equestrian complex to cater for up to approx 46 horses built to a high standard of quality and designed so as to operate in a cohesive, professional and time efficient manner. The complex may also serve as a meeting facility for the residents of the Keane Stud community. The facility will encompass both an indoor and outdoor arenas, viewing area for the indoor arena, an area where community meetings may take place as well as an area for light refreshments. In addition shop and office space should be provided.

The facility should be designed in such a way as to reduce the impact of weather on its day to day operation.

### ENTRANCE WAY

The facility is accessed off Depot Hill Road via a short (approx 50') driveway which will join onto a 24' wide, semicircular, roadway around the front and sides of the equestrian facility buildings. Thus the entrance door to the facility is some 85' or so in from Depot Hill Road.

Parking will be available initially in 2 landscaped parking lots with one either side of the 50' entrance road. Additional parking may be added either side of the building's foyer along the sides of the indoor school.

### FOYER

The foyer is a two story addition to the road side of the indoor school. On the first floor entry is gained through an "airlock" system of doors into an open center area with the stairs to the upper floor straight ahead. To the right will be a reception area and shop while to the left will be the main center manager's office. Straight ahead but behind the stairs through a door in a glass wall pedestrian access to the indoor arena may be gained.

The second floor will comprise an enclosed viewing area and having the same floor area as the entire downstairs will adequately provide a dual purpose area where either a coffee house can be established or community meetings may be held.

A balcony area overlooking and overhanging the indoor arena can be accessed from this floor.

### THE INDOOR SCHOOL

The indoor school envelope will be 240' by 120'. The actual riding arena surface will be 100' by 200'. The remainder will cater for a 10' walkway around the perimeter of the riding arena and a 10' by 60' jump storage area at each short end of the building and for

extra tack-room space, 10' by 60' at either end. Every opportunity should be taken in the planning and design of this building to capture all available natural light.

## STABLE BLOCKS

### GENERAL

There will be two stable blocks each a mirror image of the other measuring 36' by 144' and will be attached to the indoor school so as to provide covered access in inclement weather and to keep the cohesiveness desired in a professionally run organization. Each block will be designed to cater for 24 horses though this can be adjusted to cater for slightly more or for less depending on the likely demands of the business or availability of space on the ground to site the complex.

There is to be an overhang of at least three feet along the outside of each side of the stable block.

The main stall block will be attached at right angles to the indoor school by means of a 60' by 60' barn which will house the service support facilities for the stable block and the care of the horses. It will contain inter alia

- 5 wash stalls/tack-up stalls each 12' long and 10' wide. Each wash/tack-up stall will be divided by a 10' by 10' high wall with a 2' saddle rack on the front end.
- A 16' aisle will serve as access route from the stable block to the indoor school and will provide ample room for safe passage of horses past both the tack-room and the wash-stalls.
- A feed room measuring 27' by 12', accessible from both inside the barn for feeding the horses and from outside the barn to receive feed deliveries will be located on the outermost wall of the connecting building. It will serve not only as a feed-room but also as an intermediate storage area where a few days' supply of hay and bedding may be stored to reduce the frequency of deliveries from the main storage area and to alleviate any difficulty the barn may have during winter weather. This room may need to meet the local fire code because of the combustible nature of the material stored there.
- The floor plan allows for two 9' by 9' restrooms situated between the tack-room and the feed-room. If preferred these could be changed to 3 6' by 9' restrooms.
- A large tack-room is situated opposite the wash/tack-up stalls and adjacent to the indoor school. Experience has shown that this is the most time efficient and convenient location. The tack-room has been divided into sections by 3/4 walls so as to optimize both the available wall space and the capture of natural daylight. A tack cleaning area is provided for separately with an adjacent drying and rug storage room. While the capability will exist for some tack-trunk storage I feel that this practice should be discouraged as all of the riders/residents will have ample storage nearby in their houses. Only the equipment that the horses need continually on a daily basis should be kept at the equestrian facility.

## STALLS

There will be 12 stalls either side of a 12' center aisle. Each stall will measure 12' by 12' and have a minimum ceiling height of 10'. Materials used in the stall style design will be decided at a later date and will be determined by the budget for the project.

## OUTDOOR ARENA

The outdoor arena measuring 200' 150' or larger if space allows will be situated close to but not in the courtyard area of the stable blocks. This is done for many reasons, to wit

**Dust:** If this became a problem then it could lead to both humane and legal problems. Unless the most high tech of arena surfaces is used there will be an amount of dust raised by the horses working in the arena. To have the horses in their stalls inhaling this dust would be extremely unhealthy and could lead to respiratory problems. Should respiratory problems arise in any horse boarded at the facility then a legal case may have to be answered regarding duty of care.

**Distraction:** Horses having lessons and probably more particularly the riders could easily be distracted by the close proximity to the stable blocks and passers by. The distance between the stalls and the arena would be a mere 24'.

**Disturbance:** The facility is designed so that when the horses are not working they are at rest and so this leads to a very tranquil atmosphere where the horses are clearly happy and in consequence perform well. I deem that the 24' distance between the arena, if it were to be in the courtyard area, would be too close to the stalls to achieve the desired atmosphere.

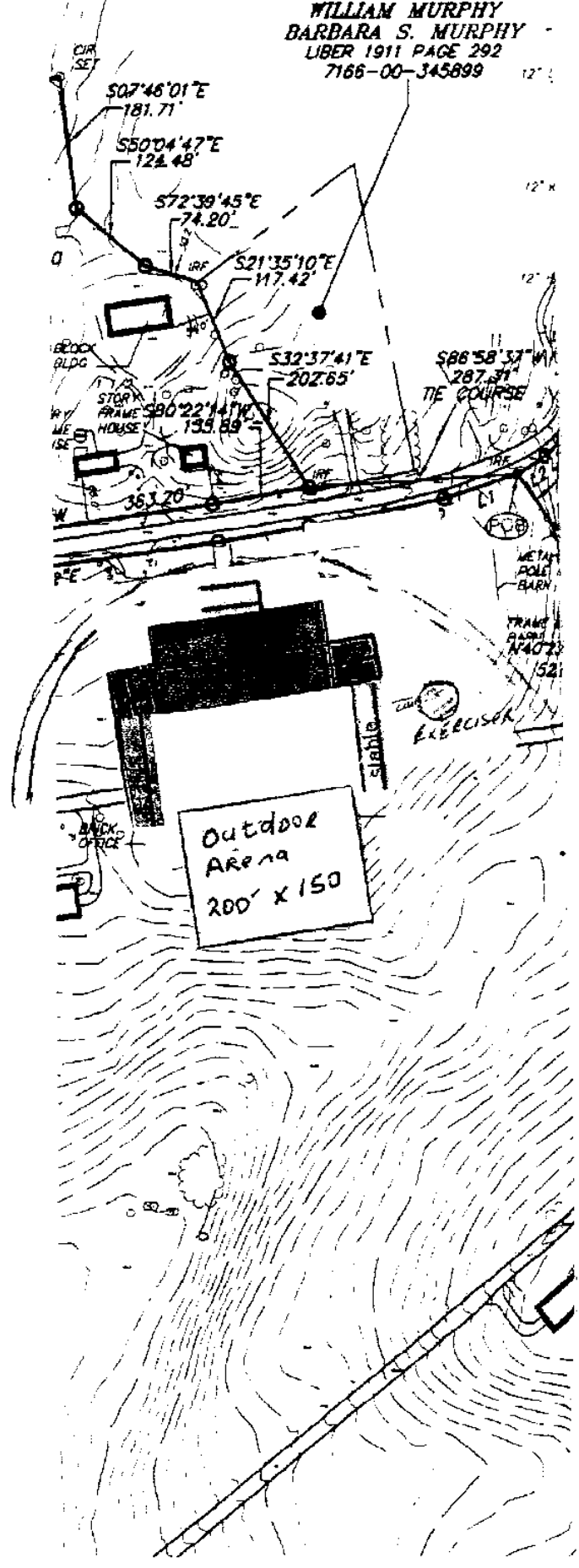
The topography is limiting but I have positioned it as close to the stable blocks as I think we can get away with.

## HORSE EXERCISER

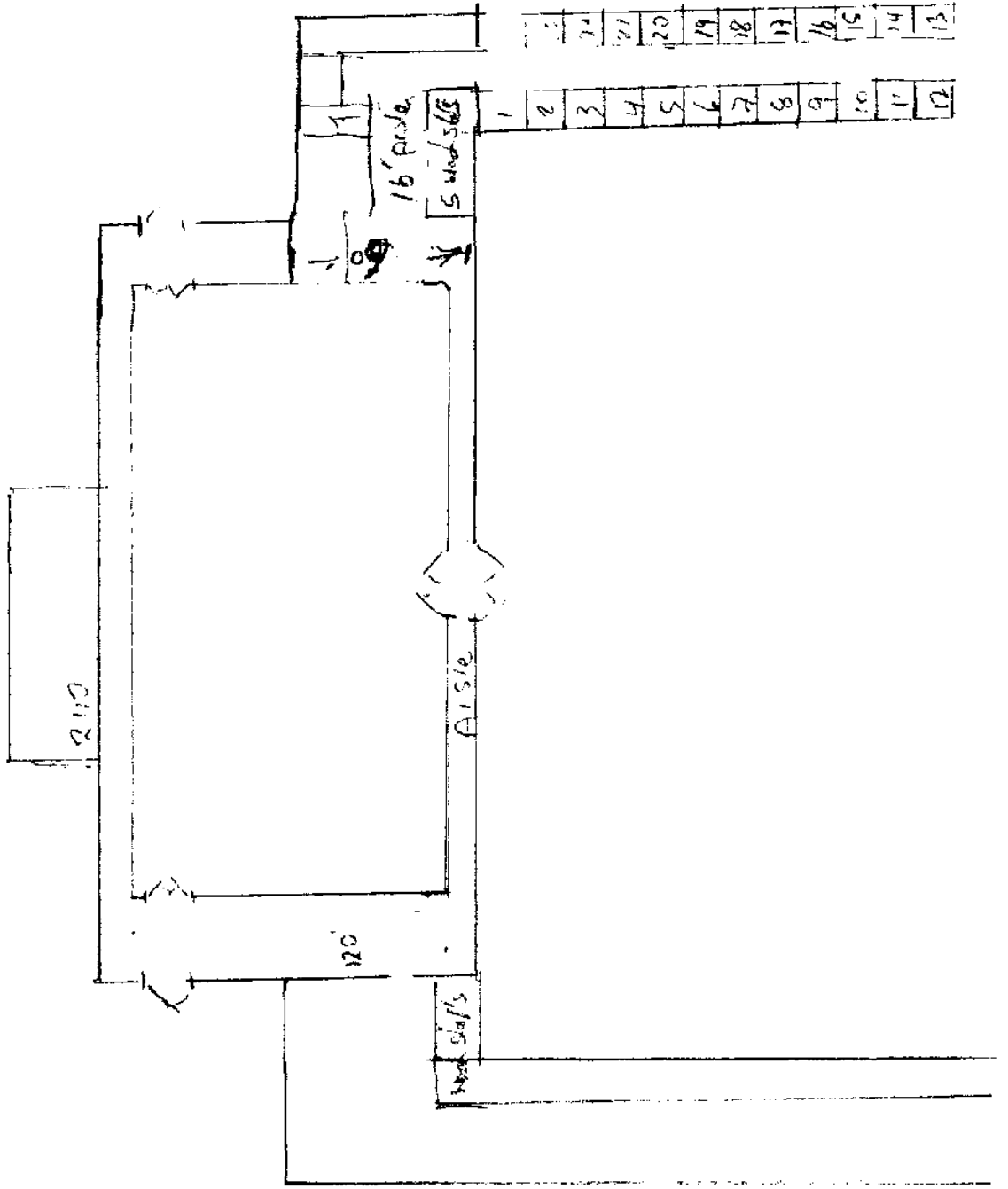
I have positioned the horse exerciser to the side of the complex roughly where one of the existing pole barns is. In the ideal world a covered walkway would connect this to the stable block. It may prove in time that a second exerciser will be needed and this should be placed adjacent to the other stable block.

WILLIAM MURPHY  
BARBARA S. MURPHY  
LIBER 1911 PAGE 292  
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1/2 = 200'  
1/4 = 50'

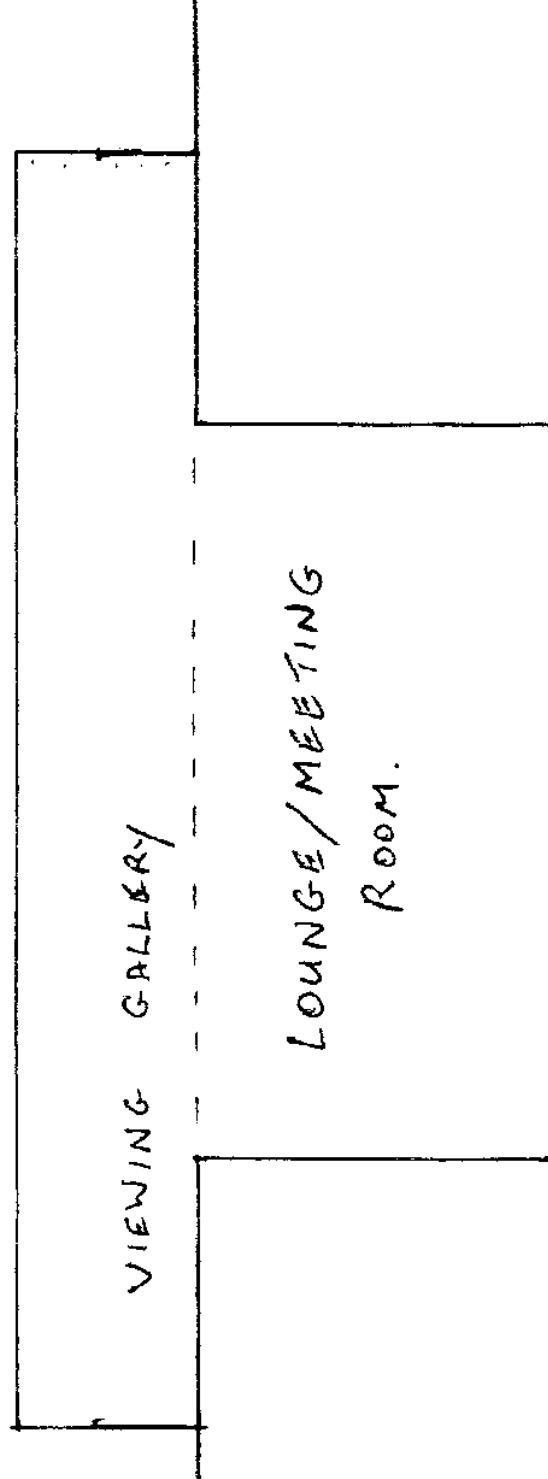


$I = 100'$

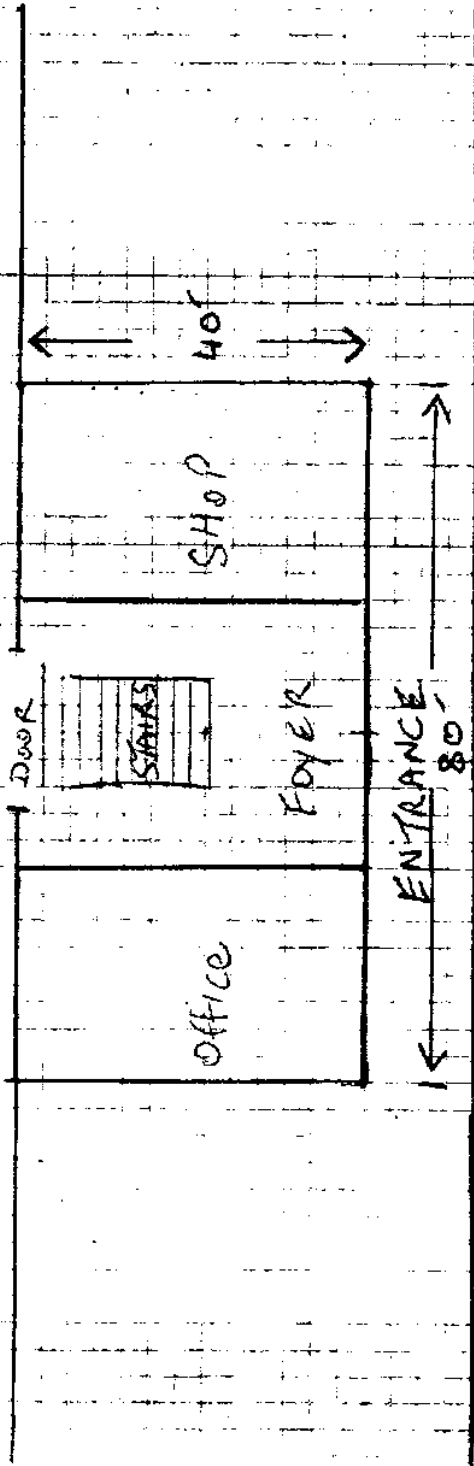


2ND FLOOR

RIDING ARENA.



# INDOOR School L



Parking

Parking  
PLANTED AREA

Parking  
PLANTED AREA

Parking

DEPOT HILL RD