

Plan Your Barn Location to Be Functional

Your horse depends on you to select the best site for its home.

An aesthetically pleasing barn will add to overall property value well beyond the barn investment. Finding the best possible location and orientation is as important as the design and construction of the barn itself.

When planning a new facility it is important to consider things like prevailing wind, groundwater drainage, security, deliveries, waste removal and other factors as well as view.

Nothing Beats a Great View

It's a good idea to start with the view in mind. Select a site that won't block views that add to the beauty of the overall property. In addition, position the barn so that horses may be seen the majority of the day.

"With optimum placement, you can enjoy your animals while keeping a watchful eye on their health and security," says FCP Barns & Buildings Design Consultant Danny Parnell.

Location Can Affect Horses' Health

Planning for location should include determining which way the sun rises and sets to ensure comfortable climate conditions within the structure throughout the day. "It's ideal to capture summer breezes for their cooling effect while avoiding cold winter winds," says FCP's Parnell. "You don't want the center aisle to be a wind tunnel. FCP always recommends orientation at a 45 degree angle to the prevailing wind."

If strong winds come from all directions, doors should be placed in all four sides so they can be closed as needed.

Good air flow is crucial to your horse's health as barns with poor ventilation can cause respiratory problems from dust, odor, and germs. Because hot air naturally rises and needs a place to escape, some barns may require exhaust fans or cupolas.

Before grading the barn site, ground



Position the barn so that horses may be seen from the house.



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Locate the wash area for good drainage.

water drainage should be considered. Standing water and marshy areas can be a breeding ground for insects and disease. It is important to locate the wash area so that it also has good drainage.

Plan for Convenience

Consideration of the following will make it easier to enjoy working in your barn, indicates FCP's Parnell.

- Access and traffic flow is critical. Delivery and waste removal trucks, in addition to your horse trailer, need access to your barn from the road and/or your driveway. However, parking and traffic patterns should not be too close to horses to inhibit spooking.

- Functional layout relative to amenities. Avoid unproductive distances to arenas,

hot walkers, riding trails, feed & equipment storage, etc.

- Optimal distance from residential structures. Too close, flies and odors can be objectionable. Too far, and access and utility hook ups can be inefficient.

- Plan for future expansion. Don't position your barn so that you can't add on later without infringing on required property setbacks.

Follow these steps and you will enjoy your barn and your horses for years to come. ♦

For more information on barn site selection, call FCP at 1-800-807-2276 or visit www.FCPBuildings.com.