CHARTERED ARCHITECTS
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Report on Existing Non-Living Accommodation

The project, as proposed, is to build a new proprietary loose box stable building for Equestrian breeding and hay and machinery storage. It is to provide the appropriate accommodation for the activities carried out on the smallholding; but not available elsewhere on the site, due to the type and nature of the existing buildings. This report identifies and describes the current uses of these buildings and any potential.

ESTABLISHED USES

GARAGE

The garage is attached to the house; has stone faced walls under a pitch slate roof, with internal dimensions of 6.18 long x 4.5 wide. It is used for the garaging of one car and small storage associated with the car and the domestic dwelling house.





STABLES

The stables is a detached barn building with stone faced walls under pitch profiled metal sheet covering on a truss and purlin roof, with internal dimensions of 14.6 long x 6.1 wide. It houses four well constructed loose boxes of 3 x 2.9m and some limited storage of feedstuffs. Some walls lined with blockwork to resist damp penetration. Access is awkward and limited to smaller horse.





SMALL BUILDING

This building is detached with stone faced walls under a slate covered shallow pitch roof of internal dimensions 6.0 long x 2.6 wide x 2.3 high. It is built into the hillside. It has a temporary dry lining to allow some limited use, which due to damp will deteriorate and will require replacement, regularly. Tanking is not cost effective.





OUTBUILDINGS

A collection of small rooms within a detached building with stone faced walls under a pitch slate roof housing tack room and workshop, for which they are most suited. These are in close proximity to the house and stables with only pedestrian access.

YARD

An open area off the roadway with a relatively level surface about 18.0 x 13.0 surfaced in crushed stone/ tarmac chippings. Currently used for the open storage of vehicles, trailer, horse trailer and other farm machinery. All the items parked and stored on the yard are used for the use and maintenance of the land and smallholding. It is unsuitable for the storage of most of these items for reasons of deterioration and security. The exposure of the site causes problems with the durability and function of the machinery especially if they are used seasonally.



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	POTENTIAL USES
	GARAGE
	There is no proposal or opportunity to change the use of this space as it both attached to and used exclusively by the dwelling for domestic purposes. The vehicular capacity is limited.
	STABLES
	This building has four well constructed loose boxes in good order with passageway. Box size only just large enough for the size of horses owned; but unsuitable for foaling due to size and access. Roof sheeting prone to condensation; which can be unhealthy. There is no requirement to change this building as it is fully utilised.
	SMALL BUILDING
	Being built into the hillside this solid walled building is prone to damp and water ingress. It has been dry lined so that it can be used for the temporary stabling of small horses (not foals). The building is of unsuitable dimensions and access for standard to large horses and not fit for foaling. For similar reasons it is inappropriate for machinery and totally unsuitable for storage of feedstuffs. It is proposed to demolish this building and create the accommodation required in the proposed building, which will be fit for purpose. Renovation is not really cost effective as the building would remain of very limited use. Also, the removal of this building will allow for the roadway gradient and drainage to be improved as at present access to the stables for horses is hazardous, especially in winter.
	OUTBUILDINGS
	The outbuildings are fully functional as they are with no potential for conversion to any other use due to size, location and access. Being tucked out of the way and near the house security and accessibility is enhanced.
	YARD
	The yard does not function as a useful space as it is occupied by open storage and would be of more than adequate size without it. The proposal for this area is to construct a purpose designed building to accommodate the foaling and stabling of horses belonging to the owners, which presently has to be paid for elsewhere. The building would be fit for this purpose and would contain dry storage of feedstuffs including hay produced by the land. This hay has to be disposed of when produced with small amounts bought in at higher cost when needed due to very limited storage in the stables. Also, important machinery can be stored inside or under a lean-to attachment protecting it from the weather and possible theft.
	NOTE
	There are no other buildings on the premises other than a dwelling house, which is the main residence of the owners.

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