

320230474P

PROPOSED

DETACHED WORKSHOP STORAGE BUILDING

AT

THE ROYDS

CHATBURN

CLITHEROE

## **LOCATION**

The site is located on the South East side of Crow Trees Brow along a tarmac track crossing network rail into the grounds of the Royds.

## **DESCRIPTION**

The grounds of the Royds comprises the detached house with annex buildings within 0.87 hectare (2.15 acre) of extensive landscaped gardens. A further 0.175hectare (0.43 acres) land to the South-West with stables and 'Menage'.

The annex buildings include extended accommodation to the house and pigeon cotes forming on of the applicant's hobbies.

## **ASSESSMENT**

The stables are for 15-20 show ponies with exercise-training 'menage' separated by an access track to the landscape gardens.

There is a tractor-trailer, 2 sit down mowers and several items of small tools in use for the general maintenance and repair of extensive gardens.

There are 2 horse boxes, trailer with ancillary items for the transportation of the ponies.

All the above are stored in some of the stables with animal feed (hey) in conflict with the stabling of livestock.

## **PROPOSALS**

Providing separate workshop-storage building for the tractor-trailor, plant machinery, small tools building with mezzaning storage of hey in the roof space relieving the stables of indiscriminate storage.

## **DESCRIPTION**

The building will be rectangular in shape 18.0 x 10.0 m floor plan, with 4.50 m eaves height under a 35° dual pitched roof mezzaning floor 2/3 rds. the floor area.

## **MATERIALS**

Steel portal frames at quarter centers, with 2 leafs of 100 mm concrete blocks, forming lower cavity perimeter wall, higher Yorkshire board paneling.

The roof shall be covered with eternit, Van Dyke Brown P6 fibre cement reinforced profile sheets with fibre cement cranked crown lappings, verges and barge boards in the same materials, 16 no roof lights. External blockwork shall be cement based rendered Yorkshire boarding shall be stained dark-brown all to match the adjacent timber stables.