

**Northallerton**

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North York Moors NP Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**Direct dial:**

15 January 2021

Dear Sirs

**Application for re-sheeting, re-cladding, installation of roller shutter door to building 1, erection of replacement building 2 and replacement of building 3 at Wardells Farm, Egton**

In response to your letter dated 21 December 2020, the application for the above has been resubmitted to include the following:

1. Amendment of applicant details
2. Photo of access to building 1
3. Elevation drawings in respect of building 2 and 3
4. Heritage statement
5. Supporting agricultural information
6. A further copy of the site plan



Yours sincerely

**Catherine Greenwood BSc (Hons) MRICS FAAV  
Associate Director**







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15/01/2021



**Additional information- Specification of roller shutter door- Building 1**

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15/01/2021

3.50 meters high

3.55 meters wide

Due to the sloping elevation of the ground a roller shutter door is the only possible type of door that can be installed.

The roller shutter door will be dark brown in colour.

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16/12/2020



**DESIGN & ACCESS  
STATEMENT**

**WARDELLS FARM  
EGTON  
WHITBY  
YO21 1TX**

**DECEMBER 2020**

## **1. INTRODUCTION**

- 1.1 The following Design & Access Statement is submitted in support of a Full Planning Application and should be read in conjunction with the other supporting information forming part of this application.
- 1.2 The site is located centrally within the village of Egton, Whitby.
- 1.3 The application seeks planning consent for changes made to three buildings, identified as buildings 1, 2 and 3 on the site plan.

## **2. AGRICULTURAL BUILDING - 1**

- 2.1 The application seeks planning consent for alterations made to an agricultural building, shown numbered 1 on the site plan. The alterations began in July 2020 and were completed in November 2020.
- 2.2 The alterations have been made as the previous roof and side coverings were in a poor state of repair.
- 2.3 It is understood that the agricultural building was erected in 1982. The roof profile and footprint of the building remain unaltered.
- 2.4 The following alterations have been made:
- 2.5 Roof  
Re-covered in dark olive green box profile steel sheets. The previous roof covering was sheets of fibre cement in a poor state of repair.
- 2.6 Sides  
The east, west and southern elevations have been re-clad in dark olive green box profile steel sheets. The previous side covering were tin sheets, in a poor condition. The timber cladding to the northern elevation remains unaltered. The cement block walls to the lower sides and the north elevation remains unaltered.
- 2.7 Doorway  
There are two existing vehicular accessways located on the northern elevation. It is proposed that a roller shutter door will be installed on the access furthest east and the second access has been enlarged.
- 2.8 Internal wall  
A new internal wall partition of concrete block construction has been installed.
- 2.9 Floor  
A new concrete floor has been installed.



Photo 1 – building 1. Northern elevation prior to work.



Photo 2 – building 1. West elevation prior to work.



Photo 3 – building 1. North elevation following work to enlarge access.



Photo 4 – building 1. West elevation following work.



Photo 5 – building 1. South elevation following work.



Photo 6 – building 1. East elevation following work.

### 3. STABLES – BUILDING 2

- 3.1 Building 2, is a replacement building. There was previously a lean-to building west of building 1 which had been removed by the previous owner, apart from the sides of the building which remain. Building 2, will be sited on the part of the footprint of the previous building and will comprise single storey, modest stables of approximately 43.70m<sup>2</sup>. The height to the eaves will be 3.23 meters to the north, with a mono pitched sloping roof to 2.62 meters to the south.
- 3.2 The construction of the stable building began in July 2020 and is currently part way through construction.
- 3.3 The sides of the building will be of concrete blocks to the lower half and dark olive green box profile steel sheets to the upper half. The floor will be concrete and there will be a 6ft sliding wooden door to the eastern elevation. The roof will be dark olive green box profile steel sheet. Part of the existing concrete block wall to the west was removed in order to in order to make way for the construction of the building.
- 3.4 It is proposed that the yard area leading to the stables and building 3 will be covered in hardcore.



Photo 7 – building 2. Ariel image showing previous lean-to building to the west of building 1.





Photo 8 – building 2, north east elevation. Part constructed.



Photo 9- building 2, west elevation. Part constructed.

#### **4. GREENHOUSE – BUILDING 3**

- 4.1 Building 3 is a replacement building. The existing greenhouse will be removed and replaced with a single storey general purpose building. The building will be sited on part of the footprint of the previous lean- to building and greenhouse and will be approximately 55.60m<sup>2</sup>.
- 4.2 At the time of the application part of the greenhouse has been removed but construction of the new building has not yet commenced.
- 4.3 It is proposed that the building will be constructed of dark olive green box profile steel sheet sides and roof with a concrete floor. The existing concrete block side to the southern and western elevation will remain in place. The height of the building to the eaves will be the same as the existing greenhouse (2.83 meters to the east, with a mono



pitch sloping roof to the west to 2.62 meters). There will be a personnel access door to the north elevation.

4.4 The general purpose building will be used for agricultural storage.



Photo 10 – building 3. Existing greenhouse as at 2020.



Photo 11 – building 3. Current view north west elevation.





Photos 12 – building 3. Current view southern elevation showing existing concrete block wall.

## **5. CONCLUSION**

- 5.1 The alterations that have been made to the buildings 1 and 3 were required in order to put in the buildings into a state of repair for agricultural use. All of the buildings are sited within the footprint of existing buildings and are of the same height. The materials used are in keeping with the surrounding countryside and are typical of the area and use in agriculture. The pre-application advice concluded that it was not considered that the green roof would have a detrimental impact on the wider landscape.
  
- 5.2 The pre-application advice states that the alterations to the agricultural building, stables and greenhouse are acceptable and that there would be no objections to the re-cladding and re-roofing provided appropriate materials were used.



## Heritage Statement

What is significant about the heritage asset?	What works are proposed?	What impact do the works have in the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>The Egton Conservation Area lies adjacent to the asset.</p>	<p>Alterations to existing buildings.</p> <p>Building 1- Replacement of previous fibre cement roof with a dark green box profile sheet roof. Replacement of tin sides with dark green box profile sheet sides.</p> <p>Building 2- Replacement of existing building with a modest stable of dark green box profile sheet sides and roof.</p> <p>Building 3- Replacement of existing building with a storage building of dark green box profile sheet sides and roof.</p>	<p>Given that all of the buildings are existing, there is no additional detrimental impact on the heritage asset.</p> <p>The materials and colours used are in keeping with those used elsewhere in the village.</p> <p>There are no additional access points, windows or openings.</p> <p>The alterations are all typical of that of an agricultural use.</p> <p>The previous coverings were not weather tight and not aesthetically pleasing. The new coverings that have been used are the modern day equivalent and ensure the buildings can be used.</p>	<p>By using materials and colours that are in keeping with other nearby buildings and the surrounding landscape.</p> <p>The buildings have not been enlarged and do not encroach any areas that were not already occupied by the buildings. Therefore, there is no additional effect on the nearby conservation area.</p>





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**Supporting Agricultural Information**

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: .....  
 Site Address: WARDLES FARM EATON YO211TX  
 Applicant Name: PAUL STEVENSON

**Livestock Numbers**

**Cattle**

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls		
Suckler Cows/Heifers over 24 months		
Followers (6 to 24 months)		

**Sheep**

	Average number throughout the year	Additional information
Breeding Ewes/Tups		
Replacement Ewe Lambs/Finishing Store Lambs	50	

**Pigs**

	Average number throughout the year	Additional information
Sows/Boars		
Weaners		

Continued.../

Continued...



Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses	3	

Land

	Area in Hectares	Additional information
Size of Holding	10	
Available Grazing Land	5	
Arable Land	5	
Moorland		
Grazing Land on Short Term Tenancy		

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. TRACTOR SHED / WORKSHOP	9 x 18	MODERN
2. MACHINERY / LAMB SHED	9 x 18	MODERN
3.		
4.		
5.		
6.		
7.		
8.		

Proposed building(s) and use	Dimensions in metres
1. STABLES	6 x 7.6
2. WILDLIFE RESCUE	4.5 x 12

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

FARMING OPERATION WOULDNT CHANGE  
JUST WE HAVE STABLES FOR 3 HORSES.

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