

CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND CIVIL ENGINEERING CONSULTANTS,
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

NYMNPA

16/03/2021

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR A NEW DETACHED AGRICULTURAL SHED TO NORTH OF HAYSTONES FARM, AISLABY, NORTH YORKS

26th FEBRUARY 2021

OUR REF:- 021/027

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1.00 INTRODUCTION

- 1.01 The application site is within an existing agricultural holding within the ownership of Haystones Farm, Aislaby, the ownership of land covering a vertical band to the far West of Aislaby and South towards the edge of Dorselely Bank Wood; with the proposed site of the new barn to the furthest North of Haystones Farm building itself.
- 1.02 The proposed barn is to replace an structure used for the same purpose, but no longer in existence.
- 1.03 The existing site is a flat grassed area bounded to the East, South and West by tall hedges and to the North, adjacent the main track entranceway by trees and shrubs.
- 1.05 The prior barn on this site was similar in size and construction to that now proposed.

2.00 SITE ASSESSMENT

- 2.01 The site lies immediately to the North of Haystones Farm house and has been used for agricultural use via an original barn until prior removal, with the area now vacant.
- 2.02 The site is accessed from a private road direct from Egton Road from the North East bend to the far West of the site in question.
- 2.04 The site is generally level with a small width access track through the centre running from the North West in a curved line to the North East, both off the private access track to the immediate North.
- 2.05 The proposed area will remain unaffected otherwise, with the proposed barn being similar to that originally, thus the appearance will be similar to past.

3.00 **PROPOSALS**

- 3.01 The proposal is for a dual pitched barn 30m in length x 12m in width x 10m height to ridge of steel frame with continuous profile sheeting full height to all elevations., painted dark green.
- 3.02 The roof will also be profile sheeting dark grey.
- 3.03 There will be a main large entrance door to the front elevation in metal, again painted dark green, with a personnel door alongside the front main door.
- 3.04 The barn will be used for agricultural use directly for Haystones Farm.

4.00 **CONCLUSION**

- 4.01 From a Planning Policy aspect, it is felt that the proposals would not have any adverse effect on surrounding area, with the design and layout being sympathetic to the area; and matching the remaining type and style of structures adjacent to and within this locality.

5.00 **DISABLED FACILITIES**

- 5.01 Part M of the current Building Regulations do not apply in this instance.