

## DESIGN & ACCESS STATEMENT FOR NEW POLE BARN AT HIGH FARM STONEGATE WHITBY YO21 2AB

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### 1.0 CONTEXT

- 1.1 High Farm is a traditional 'smallholding' on the eastern edge of Lealholm Moor, sitting well off the road into Stonegate
- 1.2 The applicant purchased the property in August 2007
- 1.3 The applicant has taken great care to retain the character of the old farm buildings and respect its current aspect. The Danby Court Leet common land is to the north and the traditional fold yard arrangement to the south of the property
- 1.4 The property has been sensitively restored using traditional building materials, lime based pointing and landscaping in tune with the moor-side location
- 1.5 The applicant has planted new mixed hedgerows, indigenous birch trees and maintained a long grass strategy to encourage as much biodiversity as possible
- 1.6 The applicant has been sworn in to the Danby Court Leet and has turbary rights to keep 'strays' on the moor. The applicant would like to erect a simple pole barn to provide shelter in part for vehicles and storage for future agricultural and garden use

### 2.0 AMOUNT AND TYPE OF DEVELOPMENT

- 2.1 The proposed pole barn would be 8 metres long by 5 metres deep. The roof line would be 2.6m high at the front sloping down to 2.2 metres at the rear with a traditional corrugated sheet roof

### 3.0 THE DESIGN LAYOUT

- 3.1 The new pole barn will sit over an existing flat hardcore parking area to the north east of the existing yard. The approach taken to the design has been to use traditional timber poles and Yorkshire boarding from local sawmills.

### 4.0 THE SCALE

- 4.1 The proposed structure is 8 metres long by 5 metres deep. The roof line would be 2.6m high at the front sloping down to 2.2 metres at the rear. The total area is 40 sq.m.

### 5.0 LANDSCAPING

- 5.1 The proposed pole barn sits in the existing landscape and is well screened with an existing dry stone wall to the north and a tall mixed hedge to the east. These would all remain unchanged

### 6.0 APPEARANCE

- 6.1 The pole barn will be a traditional open fronted 3 bay pole barn with a traditional corrugated roof sloping down to the rear. Images of local and traditional pole barns are shown below which show the type and appearance of the proposed barn

Examples of traditional pole barns:

Example 1



Example 2



Example 3



Example 4



## 7.0 ACCESS STATEMENT

- 8.1 Level access to the new proposal will meet the requirements of the Disability Act.

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