

DESIGN AND ACCESS STATEMENT

Mr J Cook
Burgate Farm
Harwood Dale
Scarborough
North Yorkshire
YO13 0DS

23rd August 2016

This statement relates to an application for an **AGRICULTURAL BUILDING** at the above location and was submitted on the above date.

The building is 18.28 metres wide and 30.48 metres long and 5.49m high to eaves giving a total area of 557.17 metres squared.

The building has been designed specifically for agriculture. Access to the development will be restricted to those working on the farm. The reasons behind the design are listed below:

- Steel Portal Frame - this allows good access for agricultural machinery.
- Fibre Cement Roof – this type of roofing keeps condensation to a minimum.
- Height 5.49m – allows for good access for agricultural machinery.
- Yorkshire boarding – Allows for adequate ventilation.

HERITAGE STATEMENT

The proposed building is not in or near a conservation area or listed building.

The proposed building is to be of a similar construction to other buildings on the farm and surrounding area and complies with the NPPF.