

**Design and Access Statement**

for

proposed agricultural building

on

Land at  
Heystones Manor  
Aislaby  
Whitby  
North Yorkshire  
YO21 1SX



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AC 11/10/12

## **1.0 BACKGROUND**

Heystones Manor Farm extends to 23.5 Ha (58 acres) currently in pasture with a further 8.9 Ha (22 acres) of arable land near Marske used for the production of hay and silage.

Over recent years the farmland at Aislaby has been let to neighbouring farmers on grazing licences. The land has now been taken in hand managed by the applicant's son, Mr Edwin Jowsey. The main farm enterprise is based on a flock of 105 ewes, Mules and Texels.

## **2.0 PURPOSE OF THE BUILDINGS**

The sheep flock is steadily being expanded. The new building is intended to provide a more efficient facility for the growing farm enterprise. The farm does have a range of stone buildings which give limited storage for small tools and imported bagged feeds; these are not considered suitable for machine access and the well ventilated conditions needed for sheep.

The building is proposed as a general purpose agricultural building to be used for fodder storage, machinery storage, as a lambing shed and for handling of livestock routinely and when animal health issues arise.

The current farming strategy for Heystones is to build the sheep flock to 300 ewes.

## **3.0 SITE SELECTION**

The farm is predominantly steeply sloping, visible from many vantage points with limited cross farm access. The site has been selected because it is well screened by existing trees, serviced by an existing track and it is within reasonable distance of the house.

The site selected is a small parcel of land used only for the parking of machinery, storage of fodder and other agricultural materials.

The building has been aligned across the slope and approximately 50% of the floor area will be cut into the slope both lengthways and across. Although this is a necessity because of gradient it will also assist bedding the building into the landscape. The excavation is to be undertaken on a cut and fill basis which will not necessitate the removal of material from the site area.



Existing farm drainage can be used for rainwater. Water and electricity supply connections are less than 100m from the site within the existing stone buildings. Animals will be straw bedded with all manures remaining within the building until spreading onto the farmland.

### **3.0 BUILDING DESIGN**

The building is to be 36.6 metres x 11.6 metres steel portal framed. The eaves height is to be 6.2 metres with a pitched roof ridge height of 9.8 metres. Although the site is well screened the relatively modest span (38 feet) has the advantage of dimensions closer to traditional buildings while retaining good internal height for the movement of machinery.

The walls are to be timber clad to allow for ventilation which will provide a sensitive finish in landscape terms. Translucent sheets are to be incorporated into the walls to improve natural lighting on a site that will be shaded by trees.

The roof sheets are to be peat brown (BS: 08B29 RAL:8025). Translucent "roof lights" will be incorporated into the roof to give natural lighting. The timber wall cladding will be dark stained.

### **4.0 ACCESS**

Access will be off the existing hardcore track

There are two existing access points off the track at either end of the site already in use. The site already sees some machine access but the proposal will see a change in the pattern and timing of access.

Quad access several times daily at lambing time can be expected. During winter, tractor access to retrieve stored fodder will be a once daily operation and in summer bringing in silage will see a short period of intense activity.

### **5.0 GENERAL**

There is no identifiable need for further landscaping. The entrances off the lane will be gated with standard farm galvanised steel gates.

Consideration has been given to Supplementary planning guidance given in the North York Moors National Park Design Guide Part 5.