

DESIGN AND ACCESS STATEMENT

PROJECT: Erection of Shelter
Field immediately adjacent
Hobbin Ghyll
Hobbin Head Lane
Littlebeck
NR Sleights
North Yorkshire
YO22 5EX

APPLICANT: Mr and Mrs Mason

DATE: 4th May 2017

OUR REF: 8579

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr and Mrs Mason the owners of Hobbin Ghyll, and the land outlined in blue on the attached location plan. This not only includes the immediate garden areas around Hobbin Ghyll but also the field adjacent.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposal is for a 10.7m x 7m shelter set within the field as demonstrated on the proposed plans attached herewith. The shelter is closely associated with the domestic curtilage and not in a prominent position.
- 2.2 The shelter is to be constructed utilising conventional materials for this type of building with timber clad elevations and anthracite coloured profiled cement sheet roof.
- 2.3 The shelter includes a canopy to suit the specific needs of the applicants in keeping Alpacas.

3.0 AMOUNT

- 3.1 The proposals are detailed in the application drawings attached herewith. The amount of development is limited to the following aspects;
- 10.7m x 7m timber structure

4.0 USE

- 4.1 The proposed use of the shelter is for the keeping of Alpacas. The applicants currently have 5 Alpacas with the intention to increase the herd over the coming years.
- 4.2 The shelter is needed for the welfare of the animals and for storage of food and any associated equipment. The design enables the isolation of animals if required with the benefit of a large canopy. Shelter for Alpacas is essential during the warmer summer months given their fleeces.
- 4.3 It is proposed to allow the Alpacas to graze the field.
- 4.4 The shelter will be used to treat and care for the Alpacas ensuring the highest of welfare standards.

5.0 LAYOUT

- 5.1 The proposed layout is straight forward. The structure has been placed immediately adjacent the residential boundary where there are a number of mature trees and hedges. The land at this position is also set down from the road. These features minimise any impact on the landscape from the structure.
- 5.2 In terms of orientation, the shelter faces east. This is a direct result of the topography of the land and ensuring the open canopy is not exposed to the prevailing weather.

6.0 SCALE

- 6.1 The scale of the proposal is minimal to just meet the requirements of the applicant. The eaves of the building have been limited to 2.5m with a shallow gradient roof.
- 6.2 The scale of the shelter is such that it will sit comfortably in the field and not stand out in the context of the wider landscape.

7.0 LANDSCAPING

- 7.1 No proposals included with regards to landscaping. None of the adjacent trees or hedges are to be removed. These features are to be retained to help shield and limit the impact of the shelter.

8.0 APPEARANCE

- 8.1 The structure will have a traditional appearance with timber weather boarding to the elevations and an anthracite profiled fibre cement sheet roof covering.
- 8.2 Low level brick plinth incorporated to ensure the long term integrity of the structure. The plinth protects the timber boarding and posts from decay.

9.0 ACCESS

- 9.1 Access via field entrance gate to the south off Hobbin Head Lane. There are already a number of gates from the garden in to the field.

10.0 Conclusion

- 10.1 It is concluded that the proposed shelter will satisfy the applicants need for looking after their Alpacas, both in terms of shelter, animal welfare and food storage.
- 10.2 This application is in accordance with Development Policy 19 - Householder Development. The proposed shelter is closely associated with the domestic curtilage and is certainly not isolated. Surrounding trees, hedges and the height of the road mean that the shelter is nestled into the corner of the field.
- 10.3 There is no negative impact on the special character and appearance of the Park.