

CLOSE, GRANGER, GRAY & WILKIN

**BUILDING AND CIVIL ENGINEERING CONSULTANTS,
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS**

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

DESIGN & ACCESS STATEMENT

APPLICATION FOR NEW SINGLE STOREY EXTENSION TO EXISTING SINGLE STOREY SHED, WITH USE OF EXISTING HARDSTANDING TO REPAIR OF SHED AS A 'DOG RUN'

HIGH FARM, HIGH HAWSKER

18th OCTOBER 2017 (REV)

OUR REF:- 017/100



Jeff Granger ICIQB Geoff Hodgson BSc (Hons), ICIQB
Emma Taylor BA(Hons), MSAI, TCIAT

Consultants:- Tim Close MA, CEng, MInstRE, MCIAT, MCIQB, MRICS Colin Fenby CEng, FICE, MStructE
Paul West MRICS Dave Leighton BEng(Hons), Tech IOSH Ian Wilkin ACIOB

CLOSE, GRANGER, GRAY & WILKIN Ltd. Registered Office:- 28 Market Place, Guisborough, Cleveland, TS14 6HF
Registered in England No. 2754571 V.A.T. Reg. No. 602 1705 91

1.00 INTRODUCTION

- 1.01 The application site is a an existing shed to the South side of the existing two storey farm house serving High Farm, High Hawsker
- 1.02 The existing shed is a two room single storey brick walled structure with external render and a dual pitch corrugated sheet roof, separated from the main house by a 2.50m gap.
- 1.03 An areas of hardstanding 3.80m wide x 18.0m in length is sited to the South side elevation, 9.35m immediately alongside the shed and the remainder to the South East of the shed,
- 1.04 Access is gained to the shed via doors in both the South and North sides, with access to the area of hardstanding being either via the shed or by way of a gate attached to the rear South East corner of the shed is in place
- 1.05 An field is sited to the immediate South of the area of hardstanding with post and mesh fence as a boundary between the two.
- 1.07 It is proposed to construct an additional single storey shed to the South side of the existing and to provide a dog door in the new rear East elevation so the family dogs can access the hardstanding as a protected safe area for exercise.

2.00 SITE ASSESSMENT

- 2.01 The site lies to the East end of High Hawsker with access to the site being via the B1447, which is the main road between Hawsker and Robin Hoods Bay,



- 2.02 The site in question is a working farm with existing sheds and a store to the to the South and East of the main farmhouse, the former being the application area with farm buildings further away to the East.
- 2.03 The site is part of a working farm and although immediately adjacent to residential houses, all accessed by the same entrance from the main road, is still classed as a separate unit.
- 2.04 The proposed shed extension is on the opposite side of the main house and adjacent residential houses and overlooks the open field to the South.

3.00 PROPOSALS

- 3.01 The proposal is for a new shed/store adjacent to the South side and matching the existing shed/store with the existing external South wall acting as the shared party wall between the two.
- 3.02 This proposed shed/store is to match the existing in terms of height and external finish and due to the condition of the existing corrugated sheeting roof being in a very poor state of repair, and with the material being asbestos, a new corrugated metal profile sheeting roof is to be placed over both to match.
- 3.03 The existing hardstanding to the South East of the existing shed/store and the East of the proposed new shed/store is to remain as existing but with a dog door in the East end elevation to allow the family dogs to use the hardstanding for exercise and then enter the proposed shed/store as and when they require.
- 3.04 The existing fencing to the hardstanding perimeter will remain unaffected.
- 3.04 Windows and doors will be white painted timber frames.



4.00 **CONCLUSION**

4.01 It is felt that the proposals would not result in any adverse effect on High Farm, nor on adjacent residential units.

4.02 From a Planning Policy aspect, it is felt that the proposals would not have any adverse effect on surrounding residential area, with the design and layout being sympathetic to the area; and matching the existing shed.

5.00 **DISABLED FACILITIES**

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

