



Design and Access Statement

Proposed Utility / Recreation Barn **Hill Farm, Beckhole, Goathland.**

Proposal:

It is proposed to dismantle an existing barn, used for general agricultural storage, and replace it with a similar barn to be used as a recreational building and for storage / utility purposes.

Relevant planning policies:

It is believed that the proposed development complies with the requirements of the current North York Moors National Park Authority Core Strategy, Nov. 2008.

The site / existing building:

The existing barn is part of a group of agricultural buildings which have been converted to a mix of holiday accommodation and light commercial use. The existing barn is of portal frame construction, under a pitched, corrugated sheeting roof, with concrete block / Yorkshire boarding external walls.

Design considerations:

The existing barn does not have sufficient eaves height to accommodate a full upper storey, so it is proposed that this building is dismantled and be replaced, on the same footprint area, with a building of slightly enhanced eaves height.

The proposed building will serve only the existing holiday accommodation on the site.

Preliminary discussions have been held with NYMNP Senior Planning Officer, Mrs. A. Teasdale.

It is proposed that the new building is constructed using the same materials as the existing barn and that additional doors and windows will be introduced as necessary.

Access considerations:

Safe and convenient access to the proposed building will be available at both ground floor and upper floor level with external doors capable of providing wheelchair access.

W.c. facilities will be available on both floor levels.

NYMNPA

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It is intended that the building will only serve occupants of the accommodation contained in the existing group of buildings and, therefore, no additional pedestrian or vehicle access will be required.

Close, Granger, Grey & Wilkin
28 Market Place
Guisborough
Cleveland
TS14 6HF
Tel/Fax: [REDACTED]
Email: [REDACTED]

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