

DESIGN ACCESS STATEMENT

R. LAWSON & SON, FRIEZE GILL FARM, TROUTSDALE, HACKNESS

PROPOSED AGRICULTURAL BUILDING EXTENSION

The proposals involve extending the relatively new agricultural building for which planning consent was granted in 2007 – reference number NYM/2007/0845/AGRP.

22 AUG 2011

DESIGN

The extension is at the west end of the existing building. The extension area will be 41.10 metres in length – 9 bays. The building is a portal frame of structure with an eaves height of 5.40 metres and ridge height of 7.25 metres. The west gable end and northern side will have pre-cast concrete block walls to a height of 2 metres and traditional wooden Yorkshire Board Cladding up to eaves height – exactly the same as the existing building. The south side will be open with feed barriers which are removeable to allow access. The roof material will be corrugated fibre cement sheeting – dark grey in colour to match the roof of the existing building. There will be a 1.50m cantilevered area on the south side of the roof to provide a covered feeding area on the front of the building outside the feed barriers.

ACCESS

Access to the site is via the farm road which adjoins the minor highway route through Troutsdale. This farm road runs through the farmyard to the site to the proposed new building.

BUILDING NEED/REQUIREMENT

During the winter of 2010/11 extensive structural damage was caused to a large general purpose wooden framed building which is on raised ground above, and immediately adjacent to, the farm house and range of existing traditional stone farm buildings. The existing building has been condemned by the applicants insurers.

The proposed building area, to the west of the existing building is a considerably lower lying land in less prominent position which will fit in with the surrounding landscape. The removal of the condemned building on its prominent site will considerably enhance the area.



40 Burgate, Pickering
North Yorkshire, YO18 7AU

PARTNERS:
F.H. Dimmey F.R.I.C.S., F.A.A.V.
P.B. Elwess Dip VEM F.R.I.C.S.
S.P.W. Edwards F.R.I.C.S.

ASSOCIATE: K.D. Warters M.R.I.C.S.
CONSULTANTS: J.A. Cundall,
G. P. Woodall

Also at:
15 Market Place, Malton,
North Yorkshire, YO17 7LP

10 Gillygate,
York, YO31 7EQ

The new building – as well as providing livestock housing will also provide the necessary storage area for machinery and produce which the condemned building has been providing. It will also be used for indoor lambing purposes during spells of bad weather which frequently occur at lambing time.

The site of the new building extension area is currently used for outside storage of produce and is machinery – it is in an ideal situation for the proposed use and will accord with planning policy. F6 which is applicable to this application. Planning Policy U12 relating to the surrounding environment has also been taken into account with the proposals.

22 AUG 2011