



DESIGN AND ACCESS STATEMENT

**FOR
LEAN TO INFILL EXTENSION TO EXISTING AGRICULTURAL BUILDINGS
AT RUDDA FARM, STAINTONDALE, SCARBOROUGH, YO13 0EW**

CONTEXT

The farm lies at the west side of the Cloughton to Ravenscar road, at the junction with Rudda Road. This is a working farm of more than 450 acres with some 270 suckler cows and 210 followers. There is a need for a larger area of covered implement and straw storage at the farm complex.

This planning application is to add a lean to infill extension to the central area of the farm buildings.

AMOUNT OF DEVELOPMENT

The new lean to extension will be approximately 36.6m (120'-0") long x 12.2m (40'-0") wide. The eaves will be approximately 6.4m (21'-0") high at one side and approximately 4.0m (13'-0") high at the other side. The floor area of the extension will equate to an increase of approximately 4% of the total floor area of the existing agricultural buildings on the site.

LAYOUT

The proposal is to infill a central internal corner area of the farm buildings complex, thus the extension will be barely noticeable (see site plan).

SCALE

The scale of the building will be typical of such agricultural buildings and the height will be similar to other parts of the farm complex. The overall size of the extension will be very small in relation to the existing farm buildings.

APPEARANCE

The west facing 'front' will have open bays full length. The exposed ends of the lean to will be clad with vertical yorkshire weatherboarding at the upper levels and concrete infill panels at the lower levels.

The roof will be grey coloured corrugated cement fibre 'sheeting, with 10% corrugated translucent sheeting.

These materials will match those of the existing agricultural buildings on the site.

ACCESS

The site access and building accessibility will be unaltered.

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LANDSCAPING

No additional landscaping is proposed.

DRAINAGE

Surface water will be directed to on site soakaways.

SUMMARY

The proposed lean to agricultural storage and straw building will be constructed of materials to match those already prevailing on the site.

The proposed lean to will have no adverse effect on the character or appearance of the existing Farm or agricultural buildings, or of the National Park as a whole.

The proposed lean to will be seen in the context of the existing agricultural buildings.

The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Plan.

The proposals are in line with and satisfy the criteria of the National Planning Policy Framework.

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6th June, 2012



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