

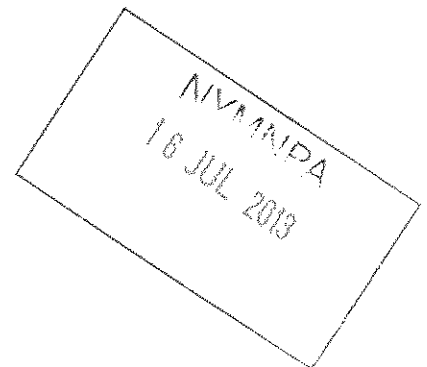
DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED MACHINERY STORAGE SHEDS TO REPLACE
EXISTING
HAGG HOUSE FARM,
SNEATON LANE,
NR. RUSWARP,
WHITBY,
YO22 5HN

APPLICANT: MR B. Noble

DATE: June 2013

OUR REF: 222



2013 / 0492 / PL

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr B. Noble of Hagg House Farm, Sneaton Lane, Nr. Ruswarp, YO22 5HN.
- 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 This application is for the construction of machinery storage sheds. The sheds are to be constructed following demolition of the existing sheds that are in poor condition.
- 2.2 The existing sheds are used for storing farm machinery and this will be to continue with the proposed sheds.

3.0 AMOUNT

- 3.1 The proposal is for new steel portal framed sheds. The area of the sheds is to increase slightly from the existing arrangements to make best use of the space available. The increase has no adverse impact on the amount of development.

4.0 USE

- 4.1 The proposed sheds are to be used for machinery storage. The applicant has a farm contracting business and requires inside storage for tractors and other related machinery.
- 4.2 The machinery is very expensive and the existing sheds offer no real security as many elevations are open. The proposed sheds will enable the machinery to be stored in a dry and secure environment. Given the increasing rural crime figures this is a key factor.
- 4.3 Many of the machines such as bailers, grass cutters, drills etc are only used during a few months of the year in summer. The proposed sheds will enable all the machines to be stored over the winter in a dry building.



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5.0 LAYOUT

- 5.1 The layout of the proposed sheds is very similar to the existing sheds. The north east section is to be extended so that the east elevation is continuous creating some extra internal floor space.
- 5.2 The east gable of the barn conversion currently joins the sheds. The proposed plans are to create a division at the junction of 2m.

6.0 SCALE

- 6.1 The scale of the proposals is very similar to the existing. The highest ridge is to be reduced in height therefore reducing the impact of the sheds on the wider landscape.

7.0 LANDSCAPING

- 7.1 Land adjacent to the proposed sheds is to be reduced by up to 1.3m adjacent the south and part of the east elevations. This will enable level access for the yard through the roller shutter doors.

8.0 APPEARANCE

- 8.1 The existing sheds are in a significantly dilapidated condition. Materials include blockwork, timber sleepers, timber posts and tin sheets.
- 8.2 The proposed shed is to be constructed with steel portal frames, Anthracite cement fibre corrugated roof sheets, plastisol coated steel sheets/concrete panels to walls with galvanised roller shutter doors.

9.0 ACCESS

- 9.1 Access to the site is unaffected.

