

DESIGN & ACCESS STATEMENT
for
Demolition of single storey cow
byre/workshop/garage and replacement with
new garage/workshop building at Moorgate
Lees Farm, Haswker, WHITBY

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This statement is laid out in the following format;

1. ASSESSING THE SITE
2. CONSULATATION AND EVALUATION
3. PROPOSALS AND DESIGN
4. ACCESS
5. SUSTAINABILITY

30 SEP 2013

1.ASSESSING THE SITE

The site lies within The North Yorks Moors National Park.

The proposal is to replace a defective building within the "courtyard" of existing buildings at Moorgate Lees Farm. The courtyard is within the residential curtilage (shown red on the plans).

Moorgate Lees Farm has recently had the mainhouse renovated and several extensions added as part of this work. This work was done with the full approval of the North Yorks Moors National Park and the planning consent that they issued for said work.

The existing building now to be demolished was a pair of buildings as can be seen in Fig 1 below. The photograph is an historical photograph. The left hand building of the pair being destroyed in a storm last winter. The rubble has since been cleared from that part of the site.



Fig.1 showing existing buildings as viewed from the south. Left hand building no longer exists.

2.CONSULTATION and EVALUATION

No direct consultation has taken place with the local planning authority regards to these proposals.

3. PROPOSALS & DESIGN

The proposal is for the demolition of the remaining building and for the demolished building to be replaced with a new building.

The new building is the same length as the demolished building but more narrow at 6.2m wide.

The proposed building is more in keeping with the better examples of farm type buildings within the site. The proposed building will have stone walling to match the existing buildings within the site and a clay pantile roof as opposed to the asbestos type sheeting of the existing building. Any doors/windows will be timber and of a traditional design to match the better existing examples within the site.

The proposed building will compliment the range of existing buildings within the site (including the mainhouse) and as a nest of building will be an improvement on the group of buildings that existed, the demolished building being considered too large and over bearing on the mainhouse and surrounding buildings.

The proposed building is not over-looked by anyone nor does it over-look anyone

4. ACCESS

Level access is provided to the garage and workshop

5. SUSTAINABILITY

Where possible all materials will be natural or recycled.



Andrew Doughty

27th September 2013