

## Design and Access Statement

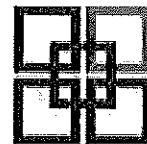
Submitted to  
North York Moors National Park  
For  
RETROSPECTIVE PLANNING APPLICATION FOR AN AGRICULTURAL  
CUBLICLE SHED  
at

**Grange Farm, Staintondale  
Scatborough, North Yorkshire  
YO13 0EN**

On Behalf of  
JE and MP Else  
**December 2012**



**George F. White**  
MAXIMISING VALUE



**CONTENTS:**

1.0	Introduction	3
2.0	Use	3
2.0	Amount	4
3.0	Layout	4
4.0	Scale	4
5.0	Landscaping	4
6.0	Appearance	5
7.0	Access	5
9.0	Conclusion	5

NYMNPA  
06 DEC 2012

## 1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to accompany an application by JE and MP Else for retrospective permission to retain a cubicle shed at Grange Farm, Staintondale, Scarborough.
- 1.2 This Design and Access Statement has been produced with reference to the 2006 Commission for Architecture and the Built Environments (CABE) guide: *Design & Access Statements, How to write, read and use them*.
- 1.3 There are six design principles that are required to be addressed within the design component of the Design and Access Statement. These are:
- Use – what the development is to be used for;
  - Amount – how much development is proposed, which is closely related to the capacity of the site;
  - Layout - the general arrangement and orientation of the development and any individual components and how it fits with the surrounding environment;
  - Scale - the size and extent of the development and any individual components;
  - Landscaping – treatment of private and public land through hard and soft landscaping techniques to enhance or protect the amenity of the development site and surrounding environment; and
  - Appearance – measures incorporated into the design of built elements that determines the impression it makes, including its built form, choice of materials, lighting, colour and texture.

## 2.0 Use

- 2.1.1 The cubicle shed it is proposed to retain will provide accommodation for high yielding and fresh calved cows on the applicant's dairy farm. The shed will accommodate some 140 cows providing 11.4 sqm floorspace for each animal and some 0.6 metres of trough space per animal.



## 2.0 Amount

- 2.1 The development provides 1,606.5 sqm. gross external floorspace. There are 192 cubicles within the shed and it is intended to house 140 cows. Multiple bovine welfare studies have shown that injuries occur less frequently, lactation rates improve and general animal health improves when animals have well ventilated accommodation with an adequate amount of floor and trough space per animal, in particular in sheds where there are more cubicles than cows.

## 3.0 Layout

- 3.1 The shed's external appearance is mainly driven by concerns over landscape impact and maximising animal welfare. The layout of the interior is driven by the size of the standard cubicle, the need to provide areas for the animals to feed and the need to provide large channels for animal waste to be deposited and removed.

## 4.0 Scale

- 4.1 The shed measures some 8.4 metres to ridge and 4.2 metres to eaves. It is 37.8 metres wide and 42.5 metres long.

## 5.0 Landscaping

- 5.1 The plans submitted with the planning application demonstrate the level of existing and proposed planting at the site. The Else family have planted 3,000 trees on the site and intend to plant approximately 3,000 more in the coming years. The trees will act as an effective screen for the area within which the shed is located and the shed itself. The family have made an effort to plant a large proportion of native species. The trees planted range in size from whips to semi mature specimens. A species list is provided below:

- Grand Fir;
- Sitka Spruce;
- Scots pine;
- Ash;
- Sycamore;
- Holly;
- Rowan;



- Cherry;
- Hazel;
- Guelder Rose;
- Dog Rose;
- Norway Spruce;
- Crab Apple;
- Oak;
- Beech;
- Norway Maple;
- Field Maple;
- Horn Beam;
- Weeping Willow;
- Twisted Willow; and
- Silver Birch.

## **6.0 Appearance**

- 6.1 The roof of the shed is a dark grey/black painted fibre cement roof with three rows of polycarbonate roof lights to each slope. The gables and side walls are clad in part in Yorkshire Boarding which is vertically mounted and is open slatted to aid ventilation. The boarding is treated with a green preservative stain. The frame of the building is galvanised steel and the infill panels are grey self finish concrete blocks.

## **7.0 Access**

- 7.1 The shed is accessed from the existing farm accesses.



## **9.0 Conclusion**

- 9.1 This Statement has summarised the key design and access issues considered as part of the design process for this proposal. The site for the agricultural shed has been carefully chosen to ensure that it minimises the impact on the landscape. As such it is considered that this development is appropriate for its location and purpose.