

Design & Access Statement – Proposed Agricultural Building

Wingates Moor Farm, Longhorsley, NE65 8RP

The Proposal

The applicant proposes to demolish an existing open sided general purpose agricultural building and lean to (reached the end of its useful lifespan), and erect a new steel portal frame general purpose agricultural building, in the location shown in red on the attached site plan. The use of the proposed location is agricultural, forming part of the existing farmyard. The extent of the applicant's ownership is outlined in blue on the Ownership Location Plan.

The building is required on the holding for general agricultural purposes.

Siting

The proposed site for the new building is within the main farmyard, adjacent to an existing timber pole barn to the south and a single storey stone barn to the east. It also replaces an existing building that has reached the end of its lifespan, with a slight increase in floor area being achieved as a result. The building is therefore sited in a way that relates well to the existing built form of the farm steading.

Access

The building will be accessed from both the existing farmyard and the existing access from the public highway, so no new access routes are required.

Layout / Design

The proposed agricultural building will be 22.86m x 15.24m (75 ft x 50 ft), 4.8768 m (16 ft) to the eaves and 6.8768m (22.56 ft) to ridge line, with a 15 degree pitched roof of natural grey fibre cement construction.

The total ground area covered by the building will be 348.39 m² (3,750 ft²). The scale of the building is in keeping with buildings already present on the steading and will therefore not be obtrusive.

The building will consist of 3 no. 20ft bays and 1 no. 15 ft bay which are separated by steel stanchions. The building's western gable end will have a 1.2m high concrete panel wall with yorkshire boarding from the top of the concrete panel to the ridge line. All other elevations shall be open fronted/sided. The eastern gable end shall have yorkshire boarding from eaves up to ridge height.

All as shown on the Floorplan and Elevations Plan and Site Plans attached.