

## DESIGN & ACCESS STATEMENT

### Applicant:

Messrs AM & SA Binns & Sons  
Bungalow Farm  
Clint  
Harrogate  
HG3 3DU

### Property

Hampsthwaite House Farm  
Graystone Plain Lane  
Hampsthwaite  
Harrogate  
HG3 2HS

### Agent:

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### Layout

The proposed building is to provide a covered manure storage building at Hampsthwaite House Farm, this site lies adjacent to an existing range of cattle building and sits on the southern edge of the existing farmyard. The proposed building will be partly dug into the hillside due to the elevation change on site and it is considered that the proposed structure will not be higher than the adjoining buildings.

### Scale

The proposed farm building is a structure of 24.38m x 15.24m (80ft x 50ft) which is considered to be of sufficient size to both store the manure produced on the holding and allow for access and tipping of trailers within the building. It is reasonably necessary for the agricultural operations on the holding. There is a justifiable agricultural need for a building on the site and the proposal is considered to be the minimum size required.

### Landscaping

The proposed building sits in close proximity to the existing range of agricultural buildings. It will be constructed of similar materials to the adjoining buildings and be of a scale and size appropriate for the use. The proposed building will not be higher than the adjoining farm buildings.

and fits within the built form of the steading. A programme of hedgerow and tree planting is proposed along the eastern and southern elevations to screen the development.

#### Appearance

The building will be constructed of a steel portal frame and clad on the south, east and west elevations with existing concrete panels to 2.4m with Yorkshire board timber cladding above. The roof will be constructed of anthracite grey fibre cement profile sheeting. The building will be left open fronted to the north to allow for access.

The use of natural timber cladding will allow the building to blend into its surroundings. Fibre cement roof sheets quickly blend into the countryside, turning dark green over time to blend into the surroundings.

#### Access

The site will be accessed off the existing private road which runs from Graystone Plain Lane to the north west corner of the existing steading.

#### Summary

In summary, the proposal is considered suitable in terms of layout, scale, landscaping, appearance and access.

If you have any further queries or wish to discuss the proposal please contact me.



Andrew J Hardcastle BSc Hons MRICS FAAV

RICS Registered Valuer

On behalf of Hardcastle Rural Surveyors Ltd

Mobile



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