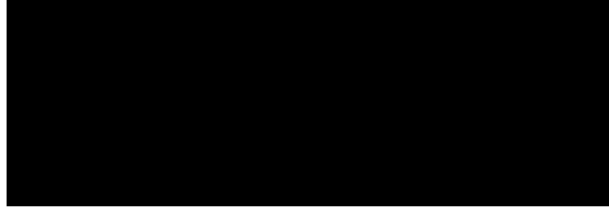


PLANS DRAWN

Highfield, 11 Meadowcroft,
Cockfield, Bishop
Auckland,
Co. Durham, DL13 5HN



Durham County Council
Regeneration and Economic Development
Planning Development
County Hall
Durham
DH1 5UL

May 2023

DESIGN AND ACCESS STATEMENT

Proposed agricultural general purpose/equestrian building on land adjoining Whitethorn, Front Street, Ingleton, DL2 3HS.

Amount

The proposal involves the construction of a free standing steel portal framed general purpose agricultural/equestrian building.

Layout

The building shall be constructed on land to the east of Whitethorn, Ingleton. The proposed new building shall be positioned 2.00 metres from the existing boundary hedgerow. The ridge line will be running in a north/south direction and parallel to the existing hedgerow. A new concrete floor shall be formed within the proposed new building footprint. Also four stables shall be formed within the building to give shelter to the clients horses.

Scale

The overall size of the building will be 10.500 metres wide x 18.288 metres long. The roof shall be a dual pitched type. The eaves level shall be 3.200 metres high with the ridge height being approximately 5.000 metres.

Appearance

The agricultural/equestrian building shall be constructed with steel columns and steel rafters. The external finish to both gables and to both sides will be Yorkshire boarding. This will be formed using 150mm x20mm thick tanalised timber boards, fixed with 20mm gaps between each board. The boards will be nailed using 65mm

x2.65 galvanised nails, two per board per rail. The colour of the boards will be dark brown due to the tanalising process. The boarding will be 1.80 mts long and shall finish just below the new block/stone walls. The south gable shall have one door opening centrally positioned in the gable end. The opening shall have one pair of sliding doors fitted. The roof shall be covered with Eternit Profile 6 fibre cement sheeting colour dark blue complete with close fitting cranked ridge sheets. To gable verges coloured barge boards shall be fitted and to external corners fibre cement corner rolls, colour to match roof cladding. Black Upvc gutters shall be fitted at eaves level on each side of the building with black round Upvc rain water pipes. Pipes to take rain water from the roof and discharge into rodable bottle gullies and to existing field drains.

Access

The building is an agricultural/equestrian general purpose building to be used solely for that use. Access for disabled persons will not be an issue with this type of building.