



MANOR FARM PARK, MAIN STREET, FLIXTON, YO11 3UB  
PLANNING APPLICATION

**DESIGN & ACCESS STATEMENT**

architecture:**ab**

## Introduction

### Overview

Application:

Full Planning Approval for the proposed extension storage units and erection of a new agricultural building  
Manor Farm Park, Flixton, YO11 3HU.

Project Name:

Manor Farm Park, Flixton, YO11 3UB.

Revision:-

This Design & Access Statement has been prepared in support of a Planning Application for the proposed extension c storage units and erection of a new agricultural building.





## CONTEXT

At present, the site consists of two terraced storage buildings.

This application seeks permission to erect a new building to accommodate three new storage units, each with a floor area of 55.7m<sup>2</sup> (600sq.ft). The units would be sited within the current yard area and be clad to match the existing buildings.

To the east, a small agricultural shed would be erected to provide covered storage for the applicants agricultural machinery, feed and bedding store.



## DESIGN

The buildings would be faced to match the existing storage buildings. Blockwork plinths with timber clad upper walls. Each unit would have a roller shutter door and personnel door.

## IMPACT

The proposed changes would have no impact on the wider environment as all the storage units would be sited within the current yard area, adjoining the existing buildings.

## AGRICULTURAL

The agricultural building would provide accommodation for the Applicant's farm machinery. This includes their tractor, trailer and grass cutter. Bales of hay and animal feeds would be stored in the building.





PHOTOS



PHOTOS



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