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Re- Turn Meadow, Eccles Road, Whitehough.

DESIGN & ACCESS STATEMENT 24 October 2011

Access
Access to the site is via the existing vehicle access from Eccles Terrace. The line of the existing access road to the current building is to be modified to suit the new building and a new limestone hardcore surface provided.

The building is to have a large doorway in the East elevation, also a standard 840mm wide access door is to be provided in this elevation.

Design

The Building will be 22.86m x 13.72m x 3.80m high (to eaves), with a 15 degree pitch roof.

It will be built to standard agricultural building construction specification, with dark brown colour corrugated fibre cement sheets to the roof (with roof lights), and preservative treated yorkshire timber boarding to the elevations. (to within 1.80m from ground level). Below the yorkshire boarding level will be precast concrete panels.

It has been sited so as to have no impact on the existing mature trees close to and to the south of the existing building.

There will be minor excavation work / fill work to form a level site (see section AA on drawing no 11.10/3 , the banking areas will receive top soil and be grassed over.

Due to the existing extensive tree cover on the A6 banking area area, the building will be well screened from the public highway.

The new building will not have an impact on neighbours .The nearest properties are the houses on Eccles Terrace, to the south east of the proposed building.

Indeed the setting and character of this special landscape area will be much improved by the demolition and removal from site of the existing dilapidated agricultural building.(see attached photograph of this building- ref 11.10/4)

Purpose of Building

The new agricultural building is essential to provide much needed accommodation for livestock , feed storage and implement storage on this 4.40 hectare agricultural holding. The existing building is no longer fit for this purpose.

The applicant rears sheep and beef cattle. The replacement building is needed to provide shelter for the cattle in the winter and provide housing for the sheep during the Spring lambing time.