

# PDA

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## DESIGN & ACCESS STATEMENT

REFURBISHMENT & RECLADDING OF EXISTING  
AGRICULTURAL CONTRACTORS BUILDINGS TO LAND  
NORTH OF LAKESIDE WAY, NORTON, YO17 9PG.



AERIAL VIEW OF SITE

## **1. INTRODUCTION**

This Design and Access Statement has been prepared to support the submission of an outline planning application for the refurbishment & recladding with external alterations to existing agricultural buildings on the land to the north of Lakeside Way, Norton.

## **2. LAYOUT**

The application site lies within the market town of Norton, within the development limits and identified as Site No. 423 - 'Potential Development Sites in Norton' shown on the proposals map of Ryedale District Local Plan which was adopted in September 2013.

## **3. ACCESS**

The access to the site from Welham Road to the west along the existing road is to remain unaltered.

## **4. SCALE**

The application will not alter the overall scale of the building in either size or scale. The existing footprint, elevational aspects and scale of the agricultural buildings are to be retained.

## **5. APPEARANCE**

The proposal is for the elevational appearance of the buildings to remain on the whole unchanged. The South West and North West Elevations, as seen on drawing TCA/288/02/011, are to remain unaltered with the proposed materials to match the existing. The North East elevation as existing currently consists of open steel agricultural frames. These are to be infilled with corrugated steel cladding matching that of the North East and South West aspects. The South East Elevation is to also be infilled with the same corrugated steel cladding as well as the addition of agricultural roller shutter doors to provide access to the new covered buildings.

## **6. LANDSCAPE**

The landscape to the site will be maintained and remain unaltered.

## **7. CONCLUSIONS**

The buildings on the site are in need of refurbishment and recladding in order to maintain their current use to the client. The improvements will provide more efficient, covered agricultural buildings.