

Design & Access Statement

Welburn Manor Farm Agricultural Building, Back Lane, Welburn



Design & Access Statement

New Agricultural Building & Extension

Welburn Manor Farm,
Back Lane,
Welburn,
YO62 7HG

for

Mr W Shaw

Design & Access Statement

Welburn Manor Farm Agricultural Building, Back Lane, Welburn



1. Introduction

Welburn Manor Farm is the centre of the Welburn farming operation run by William Shaw. The farmstead comprises approximately 567 hectares of arable land and 243 hectares of grassland grazed by sheep and beef cattle. Occupying the northern corner of the farm yard at Welburn Manor Farm is a late 20th Century general purpose agricultural shed. The proposal involves adding an extra bay to the south-eastern end of the building and the erection of a new general purpose building alongside the north eastern elevation of the existing one. The results will increase the versatility and scale of the existing farming operation.

This statement includes information on the following:

- Design and appearance
- Assessment of the site and its surroundings
- Use & Amount
- Layout
- Scale
- Landscape
- Access

2. Site Assessment

The site is the northern corner of a typical mixed farmyard comprising a mixture of traditional and modern farm buildings accessed off Back Lane in Welburn. The land is relatively flat.

An existing late 20th Century agricultural building occupies the northern corner. It is steel framed with concrete block and Yorkshire boarded walls and a profiled, fibre cement sheeted roof. It measures 21.35m wide by 42.4m long and is approximately 5.1m high at the eaves, with a 22 degree roof pitch. The gross external floor area GEFA is 905m².

To the south-east of this is farmyard and to the north-east is a field, bounded to the north and east by trees and hedges. The far eastern part of the field (outside the red line area) also contains several mature trees and further details of these are included in a separate tree survey report. The size of the new building has been deliberately chosen to keep well clear of the root protection areas of the trees.

3. Proposals

The extended and new buildings will be for general agricultural use. At various times of the year they could house grain, animal feed, beef cattle or other livestock. They could be used for lambing, sheep shearing, maintenance or other farm storage.

Design & Access Statement

Welburn Manor Farm Agricultural Building, Back Lane, Welburn



The proposed extension and new building are shown on the plans. The extension will add a further 4.8m long bay to the south-east of the existing building. The height and width will match the existing and the new south-east elevation will match the existing one, being open fronted except for a close timber boarded gable above the eaves level. The extension will add a GEFA of 102.5m² to the existing 905m², bringing the total up to 1,007.5m².

The new building will be parallel to the existing north-east facing elevation, set 1m away and at the same floor level. Constructed like the existing, it will have 10 steel framed bays giving a total length of 48m and a width of 25m (across outer faces of steelwork). Timber cladding on the steelwork will increase these distances slightly. The GEFA will be 1,200m².

The new building will be 5m high to the eaves, with a roof pitch of 15 degrees giving a ridge height of approximately 8.4m.

The materials used in the construction of the extension and new building will be similar to the existing, these being as follow:

- Painted steel frame.
- Roofing sheets of Profile 6 fibre cement in a natural grey colour. Ventilated crown ridge and gable barge boards. All roof slopes will have evenly spaced GRP rooflights.
- Side elevations will have vertical, Yorkshire boarded timber cladding from the eaves to 2.4m below. Self-coloured concrete panels will make up the bases of the walls.
- The gable elevations will have Yorkshire boarded peaks, with the south eastern elevations being open below and the north western elevation (of the new building) having concrete panels and galvanised steel gates.

To the south-east of the new building will be a 6m concrete apron.

New post and wire stock fencing will be installed.

External lighting will be limited to downward facing LED floodlights on the south-eastern elevations only. There will be no lighting on the side or rear elevations.

As stated earlier, the size of the new building has been deliberately chosen to keep well clear of the root protection areas of the trees at the far side of the field.

4. Justification

The proposals will allow a well established farming operation to continue to flourish and provide economic growth to the area. As a result of the proposal it is likely that an extra part-time employee will be required; when combined with a second proposed building on another part of the farmstead (the subject of a separate planning application) this should translate into one additional full time employee.

The proposed location is on an already developed site with good access. The appearance, scale and massing of the extension and new building will blend in with those already existing.

Design & Access Statement

Welburn Manor Farm Agricultural Building, Back Lane, Welburn



5. Access

The access arrangements will remain as existing.

Disabled access will be available via level thresholds.