

## Design & Access Statement

Westfield Agricultural Building, Kirkbymoorside



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## New Agricultural Building & Covered Yard

Westfield,  
Kirkdale Road,  
Kirkbymoorside,  
YO62 7HB

for

Mr W Shaw

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## 1. Introduction

Westfield is a 16 hectare parcel of farm land associated with the Welburn farming operation run by William Shaw. The farmstead is centred on Welburn Manor Farm and comprises approximately 567 hectares of arable land and 243 hectares of grassland grazed by sheep and beef cattle. At Westfield there are two modern, general purpose agricultural sheds, as well as a small stone barn. The proposal is to erect a third building for housing stock and place a roof over the yard between the two modern buildings to create a straw storage barn / covered yard. These proposals 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 grassland and existing agricultural buildings to the south west of Kirkbymoorside. It is accessed off the A170 Kirkdale Road where there is a track leading to the existing buildings. The entrance has good visibility splays on a straight section of road and a minimum of a 20m pull-in before reaching a gate. The track leads to the route of the old Helmsley-Pickering railway line, which forms the base of the hardstanding in front of the existing buildings. The site of the proposed new building is to the south-east of the old railway line. The site of the proposed straw barn is between the two existing modern buildings.

The land slopes gently down from the A170 to the site. The existing sheds are on a level platform cut into the slope and there is an embankment, approximately 1m high, to the rear (north-west) of them. The area between them is a flat, hardcore surface. The land continues to slope gently to the south-east past the site of the new building and so there will be an element of filling and levelling required to provide a base for it. This is covered in the next section.

The two existing modern agricultural buildings are both steel framed with concrete panel and Yorkshire boarded walls and profiled, fibre cement sheeted roofs. Each measures approximately 18m wide by 27m long and is approximately 5.1m high at the eaves and 7.7m at the ridge.

The stone barn measures approximately 11.5m x 6m, around 2.5m to the eaves and 4.5m overall to the ridge. It sits slightly apart from the other two buildings.

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### 3. Proposals

The proposed new building and straw barn are shown on the drawings.

The new building will be orientated at right angles to the existing buildings and set 10m away. Constructed like the existing, it will have 16 steel framed bays giving a total length of 73.152m (between centrelines of end frames) and a width of 27.432m (across outer faces of steelwork). Timber cladding on the steelwork will increase these distances slightly. The GEFA will be 2,006.7m<sup>2</sup>. The shed will be 6m high to the eaves, with a roof pitch of 15 degrees giving a ridge height of approximately 9.7m.

The materials used in the construction 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. Both roof slopes will have evenly spaced GRP rooflights.
- To end elevations; vertical, close boarded timber cladding from 1.2m above ground level up to barge boards.. Self-coloured concrete panels to base of walls except where there are doorways. Height of panels to be 2m, to overlap with timber boarding.
- Stock gates at gable end doorways.
- Long elevations to be open sides with a small projecting canopy at high level and feeding rails at lower level.

The building will generally be for stock use, in particular for raising beef cattle (ie finishing). At other times of the year it may possibly be used for other stock or for agricultural storage.

The straw barn will be created by placing a new steel frame between the two existing sheds and roofing it over. There will be a small gap of around 1.75m between the sides of the barn and existing sheds. Overall size will be 18.3m x 27.4m giving a GEFA of 502 sq.m. The barn will be 7m to eaves and approximately 9.5m to the ridge. The roof will have Profile 6 fibre cement sheets in natural grey colour. The sides will be open except for the apexes of the gable elevations, where there will be Yorkshire boarded timber.

There will not be any external lighting; all operations at the site being carried out in daylight or with temporary, portable lighting.

The existing landscape is an open one and no further landscaping is proposed as part of this application.

### 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 new building and straw barn will blend in with those already existing.

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### 5. Access

The access arrangements will remain as existing. Space on site will be retained for large vehicles to turn and leave in a forward gear.

Disabled access is provided by having concrete aprons and flush thresholds at openings.