

Ref :- Remove derelict/redundant buildings & erect implement storage/workshop building.

Yeorton Hall farm

Oaklands

Egremont, Cumbria CA22, 2NX

'Rockland'

Lady Hall

Millom

Cumbria LA18 5HR

Design & Access Statement

14/11/2023

The application relates to the removal of 2 adjoining derelict/redundant traditional buildings (One being roofless & main doorways built up to help stabilise it, & the other still roofed in cement tiles but with the walls separating & collapsing) & the erection of an implement store/workshop building. The existing buildings are all constructed of Sandstone walls.

The proposed building will be 22.86 m long x 15.24 m wide, have an eaves height of 6.1 m & a ridge of 8.2 m measured from the lowest ground level, & be a 5 Bay steel portal frame unit. The 2 bays at the N.E end will have a higher floor level & access.

The roof covering & upper side cladding will be "Big 6" corrugated cement fibre sheet, grey, to match all the other modern buildings in the farm complex, & the lower walls will be reinforced concrete wall panels, natural colour, up to 2.44 high.

In the S.W. gable will be a pair of sliding doors of galvanised steel sheet clad, steel frame, gaining access to the lower floor level.

In the N.W. side will be a pair of roller shutter doors, galvanised finish, allowing access to the higher floor level.

An implement store/workshop building was approved adjacent in 2013 but was never started due to the deterioration of the present building which may have fallen onto that proposed building.

Location for the proposed building is, as in 2013, for security reasons, being close to the 3 dwellings all occupied by the Hewitson family. Thefts from farm buildings of equipment is a growing problem & it is hoped this secure building can be more easily supervised.

Access to the site is along a road off the A595 to a neighbouring industrial site, & then via a hardcore farm track into the farm yard, & alongside the building complex & extending to all 3 dwellings. (Identified yellow on site plan)

A public footpath also follows this route, & extends along the N.W. side of the proposed building & past Yeorton Hall Cottage. This footpath must be maintained accessible at all times.