

# **Design and Access Statement**

3201208867

**In Support of a Planning Application for  
Extension to existing goat housing to form  
new goat housing Phase 2 of a 2 phase  
plan**

**Pasture House Farm  
West Marton  
Skipton  
North Yorks  
BD23 3UJ**

**Mr Philip Ormerod**

ML Planning Ltd

## **Appearance**

The proposed building is an extension to the existing goat housing buildings on the farm. The applicant plans to extend the existing facilities by providing additional housing for young stock on the farm which will in turn lead to increasing the milking goat flock. The proposed building will mirror one of the existing goat housing buildings on site, and will be constructed from the same materials

Roof:- Eternit profile 6 cement fibre sheets

Walls:- Box Profile tin sheets in juniper green , with concrete panels to lower walls

## **Landscaping**

No landscaping is proposed as part of this application. The applicant will maintain the farm yard around the building as necessary. Some amount of cut and fill will be necessary due to the natural topography of the site. Any excess spoil will be distributed elsewhere on the farm

## **Use**

The building will be used as housing for the young goat stock on the farm, which are the produce of the existing herd, and which will be reared to enter the milking herd in the future, leading to increased numbers.

## **Layout**

The extension will run off the gable of the proposed phase 1 handling facility/ through passage and will reflect the layout in the existing buildings, in that there will be a central feed passage and loose straw pens to either side of this for the goat housing.

## **Scale**

The building is in keeping with the existing buildings on the farm, and is slightly taller (600mm) to provide better ventilation for the livestock, and is well related to the existing range of buildings.

## **Access**

Access to the building is from the existing farm buildings. There is adequate room on site for the turning and manoeuvring of vehicles and room for emergency services within the farm yard if they were ever required on site.

### **The Process**

The farm is situated 175m above sea level between West Marton and Gisburn near to the Lancashire / Yorkshire border. The farm land is split into three blocks totalling approximately 80 hectares (197 acres). Some of the farm land is in Gisburn, some is in East Marton and the other is around the farmstead. The farm is a mixed farm with both livestock and arable. The livestock comprises of goats and cattle.

Goats are kept on the farm for their milk. Currently, there are 1000 milking goats in the Gledstone herd and the predominant breed is British Saanen.

Alongside the milking goats there are young goats that will mature and enter the milking herd as well as 8 Billy goats. It is intended to increase the milking herd in the future, and this will be achieved by rearing more young stock on the farm, which will be kept in the proposed building.

In addition to the goats there is a small herd of Pedigree Red Poll cattle.

**Heritage Statement Pasture House Farm, West Marton, Skipton, North  
Yorks.**

**Phase 2 of a 2 phase plan for erection of agricultural livestock building  
to provide goat housing for young stock**

**Pasture House Farm House**

This building is listed under the Planning (Listed Buildings and Conservation  
Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PASTURE HOUSE FARMHOUSE

**List entry Number:** 1164619

Location

PASTURE HOUSE FARMHOUSE

320120886P

The building may lie within the boundary of more than one authority

| County     | District      | District Type         | Parish |
|------------|---------------|-----------------------|--------|
| Lancashire | Ribble Valley | District<br>Authority | Horton |

National Park: Not applicable to this List entry

**Grade:** II

**Date first listed:** 27-Apr-1984

**Date of most recent amendment:** Not applicable to this List entry

Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 183399

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part  
of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details

History

Legacy Record - This information may be included in the List Entry Details

Details

SD 85 SE HORTON

SD 873 508

## 2/80 Pasture House Farmhouse - - II

House, late C17th. Rendered rubble with stone slate roof. 3-cell plan. 2 storeys. The left-hand cell, possibly a later addition, has double-chamfered mullioned windows of 6 lights on the ground floor and 4 lights on the 1st floor. To the left on the 1st floor is a rendered chamfered surround with central splayed mullion and a projecting sill. To the left on the ground floor is a chamfered door surround of late C19th type, of rock-faced stone. The right-hand 2-cell part of the house is of 3 bays and has windows with inner ovolo moulding and outer chamfer, of 3 lights on the ground floor and 2 on the 1st floor. The left-hand 1st floor window is an exception and has a rendered chamfered surround, projecting sill, and central splayed mullion. To the left on the ground floor is a fire window with plain reveals. The door in the central bay has a plain stone surround and a hood of 2 pitched stone slates. End chimneys, with 3rd chimney to right of left-hand cell. Interior not accessible at time of survey. The first Nonconformist ordination in Yorkshire took place here in 1678. T. Whitehead, History of the Dales Congregational Churches, 1930.

The main farmhouse is a Grade 2 listed building.

The building subject of the application is a new modern portal framed agricultural building. Its intended use is for general purpose agricultural livestock use, in connection with the existing activity on the holding

### Evaluation

The proposal offers no material change to the structure, materials or integrity of the listed building, it is proposed some 132m away from the listed building, and there are other buildings between the two.

The proposal poses no threat to loss or changes to the historic fabric (e.g. windows, doors, fireplaces, panelling, trusses, original partitions, mouldings etc);

There are no changes to the layout; Impacts upon appearance, character and setting of the historic environment.

Several farm buildings of a more traditional design, using modern materials have been erected on this farm over the years. This proposal is for an up to date building in line with current DEFRA standards and codes of welfare for livestock.