Design & Access Statement
Implement Shed and Silage Pit,
New Hall Farm, Rushton James

Description of existing buildings & their setting

New Hall Farm at Rushton James manages a dairy herd of in excess of Holstein-Fresians and covers an area of 190 Acres with an additional 100 acres under long term rent.

The farm buildings comprise a large farmhouse, dating from the mid 1800's, several traditional stone outbuildings and a collection of post-war and modern portal frame agricultural buildings. There are two access points from Dingle Lane. The northern access is opposite Rushton Hall and passes to the east of Oak Cottage. The western access is further south along Dingle Lane.

The existing implement shed makes use of a former hay barn which is situated due south of Fold Cottage. The rear of the building backs onto an elevated pasture, the front of the building lies alongside a hard-surfaced track which runs east-west between the farm buildings. The shed is a combination of smaller buildings which have in the past been joined together. These are steel and timber framed and clad in corrugated iron. Most of the cladding is painted black but the smaller structure on the south west corner is unpainted with the original galvanised finish.

The new implement shed will replace the end 9.1m or so of the original structure and will extend further westwards by the same amount.



The Site of the New Implement Shed

The track between the farm buildings continues to provide access to fields to the west and to the existing silage pit.

The new silage pit will be built alongside the existing pit.



Site of the New Silage Pit

Please refer to the accompanying 1:500 Existing Block Plan for further details.

Description of proposed developments

The end part of the existing implement store will be demolished. The sections to be removed will include the galvanised part and the black painted section with the articulated roof directly behind and to the north.

The new building will be a portal frame construction with four, 4.6m bays, each 9.1m deep - the same depth as the original building. The eaves height at the front of the building will be 4.3m and ~ 2.8m at the rear. The elevated ground level at the back accounts for the difference in eaves height. The new building does not need to be as tall as the original structure and the roof-line will be ~ 0.9m lower.

The building is an open fronted design with access for larger vehicles continuing to be provided via the open end adjoining the remaining part of the existing building. The upper part of the front elevation, the rear elevation and the upper part of the end elevation will be clad in profile steel, finished in black to match the original building.

The roof will be clad in Eternit or Farmscape profile 6 fibre-cement sheeting with grp roof-lights to match the newer farm buildings at New Hall Farm

Rainwater goods to comprise grey plastic half round 170mm diameter gutters and 110mm downpipes running to the existing clean water drainage system.

The new silage pit will be sited between the original pit and the north-east continuation of the access track. The new pit is smaller and narrower than the original pit and will measure 9.1m x 21.3m. The new pit will be aligned to the rear of the existing structure and will share the same side wall.

The walls of the new pit will be similarly constructed, although concrete panels may be used in preference to reclaimed railway sleepers.

A minor realignment and widening of the adjacent track will be required to facilitate vehicle turning and access.

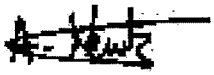
Please refer to the accompanying 1:500 Proposed Block Plan and the 1:50 Implement Shed and Silage Pit Plans for further details.

Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

The upper part of the new implement shed will be visible from the north from Fold Farm and Fold Cottage, 60m and 75m away respectively. The silage pit will not be visible from these or any other neighbouring viewpoints.

The proposed development is unlikely to have any materially significant impact on the privacy, living conditions and amenity of neighbours.

No public rights of way are affected and there are no public access concerns.



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