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Design & Access Statement

Proposal: Agricultural building to house and feed livestock & to store fodder & implements
Site Reference: Mr W Brough, Lark Park Farm, Bottomhouse, Leek, Staffs. ST13 7QN

Character appraisal

This holding is located west of Bottomhouse in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 70 acres. This farmland is currently used to rear cattle and sheep and to produce fodder. The field boundaries in this area comprise of hedgerow and stonewalls.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 261.99m². The floor area of this building will be of an open plan type design and livestock will be loose-housed.

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicants expanding business they require this building to house and feed cattle and to house and lamb sheep. These livestock will be loose housed on a solid floor. This building will also be used to store fodder and implements.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for their business.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.4m² for 300kg cattle, 3.8m² for 400kg cattle, 4.2m² for 500kg cattle, 4.6m² for 600kg cattle and 5.0m² for 700kg cattle.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

This building will also be used to store Heston bales of straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

This building will also be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include tractors, trailers and general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

There is not sufficient enough room in this existing building to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing and storage facilities available.

Siting

As shown on drawing No. 1128-001 this proposed steel framed building will connect to an existing building along one side elevation. This is for ease of the farming process.

We feel this building has been positioned in the most practical location.

Scale
The applicant wishes to erect a steel framed agricultural building 18.288m long x 14.326m wide (comprising 1 No. 10.668m wide apex building and 1 No. 3.658m wide lean to building) x 4.572m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Landscaping
The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance
As indicated on drawing No. 1128-001 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating 12 No. GRP roof lights.

Vertical cladding down 2.743m below eaves level to be polyester coated box profile steel sheeting coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

Along both sides of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

The North West Gable Elevation will incorporate a sliding door to suit an opening 3.658m wide x 3.353m high and a hinged sheeted gate to suit an opening 3.658m wide.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

The design of the building is specific for the wellbeing of the animals kept therein.

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from the A523.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.