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DESIGN AND ACCESS STATEMENT

7 Oct 2009

Proposed Replacement Cattle Shed, New Maintenance Shed and New Implement Shed. Lane End Farm, Cowallmoor Lane, Lask Edge ST13 8QL

History

The original farmhouse and buildings were constructed pre 1930s and as been used as a working farm since that period.
The farmstead comprises of 18.49 hectares, 2.83 hectares land owned, 15.66 hectares rented.
The farm as several existing farm buildings situated in the northwest of the farmyard, some of these building are of brick construction some metal clad.
The property is situated at an altitude of 286.93 metres on Cowallmoor Lane, Lask Edge, Staffordshire. The closest town being Biddulph.
Access into the farmyard is level and is from a macadam side road off Cowallmoor Lane.

Farm and Land

The owner of the farm own 2.83 hectares including the farmyard; they also rent land of 15.66 hectares shown as follows:

	Area of land in ownership	Field Number
	0.44ha	9728
	0.83ha	9720
	0.67ha	0733
	0.89ha	farmyards & house
Total	2.83ha	

	Area of land rented adjacent to farmhouse	
	1.62ha	0441
	1.37ha	1543
	2.04ha	8839
	0.88ha	7828
Total	5.91ha	

	Area of other land rented	
	1.66ha	5781
	0.6ha	6983
	0.49	7291
	1.38ha	2828
	0.57ha	2634
Total	4.70ha	

	Area of land rented at Moortop
	5.05ha
	Grand
Total	18.49ha

Farming Activity

The owner Mr Keith Dowley has farmed this land together with his son for over thirteen years; over recent years the owner has acquired and rented more land increasing the size of the unit, which in turn has produced greater yields from crops and increased animal sales. Some two thirds of the land is for crops and grass mainly haylage, the remainder for grazing suckle cows for fattening and selling at market, there are free range poultry and ponies.

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Design

Cattle Shed

The existing Cattle Shed as become dilapidated and requires replacing, the owner as decided to replace it with a similar sized building (6.40 metres long x 6.0 wide metres x 4.15 metres high) [38.40m2] in the same position, however the opening will be on the southwest side opening into the farmyard. The existing cattle shed will be demolished
The replacement cattle shed will be of steel frame construction with the elevations and roof covered with PVC coated steel profile sheet colour grey.
The building will be used for calving or sick cows and veterinary treatment of animals.
The position of the cattle shed was chosen because of its proximity to the fields at the rear and easy access from the farmyard.
There will be level access from the farmyard to the cattle shed suitable for ambulant and wheelchair access.
The area within close proximity to the cattle shed to be stoned up with clean consolidated hardcore and blinded with gravel plainings.

Maintenance Shed

The proposed maintenance shed will be used to maintain and carry out repairs to the farmer's tractors and other farm implements and machinery under safe working conditions to comply with the health and safety regulations, these include changing tractor rear wheels for different ground conditions, some minor servicing, general repairs and secure tractor storage.
Size 9.150mm long x 9.150mm wide x4.877mm high [83.72m2], it will be fitted out with workbenches, winches, vices and other necessary tools and apparatus necessary to carry out repairs and maintenance on his tractors and implements.
The building will be of steel frame construction with the elevations and roof covered with PVC coated steel profile sheet colour grey, there will be 1.800mm high concrete block around the perimeter with a secure roller shutter door to the front southeast elevation.

Implement Shed

The proposed maintenance shed will be used to store farm implements such as rollers, disk harrows, stone folks, bale handlers, sowers, trailers and grass toppers etc, size 30.480mm long x 6.096mm wide x 3.658mm high [185.80m2] open fronted facing southeast into yard area.
The building will be of timber pole frame construction with the elevations and roof covered with PVC coated steel profile sheet colour grey.

General/Needs

The replacement cattle shed is basically to replace the existing dilapidated cattle shed. The maintenance shed and implement shed are new and are required due to the expansion of the unit in land and subsequent productivity and activity. Total proposed building area of the 3 buildings is 307.92m2.
The new buildings are to be positioned in the farmyard area on the opposite of the lane to the farmhouse within the cluster of farm buildings,
This area has been used has farmyard in connection with this farm business for some thirty years that can be verified from old OS plans, photos and neighbours.
Since the unit has expanded the owner has acquired more machinery and equipment and now he needs to store, shelter and maintain these items together with his existing machinery in suitable buildings, which he has been unable to provide until recently due to lack of resources.