P E & PJ McCONNELL
LIME TREE FARM
BAGNALL
STAFFORDSHIRE MOORLANDS
ST9 9LP
01782 505308

DESIGN AND ACCESS STATEMENT
Lime Tree Farm,Clewlows Bank,Bagnall,Staffordhire

Proposed storage and Implement Shed

physical context ;

The site is on land extending to just under 50 acres, Lime tree farm is situated in the village of Bagnall in a highly sustainable location on the edge of the potteries conurbation, the site is well served by good quality roads.

Social context

There is no history of nuisance from the farm and the additional building would not adversely affect properties in the area either visually or by the generation of noise and smells.

Siting design and Visual Impact;

In contrast to more traditional designs, modern agricultural buildings generally comprise large shed like structures with a wide roof span covering a large single floor area.
Agricultural activities are now often contained within one large building, as opposed to several smaller scale buildings. Consequently these buildings are now an established part of the agricultural landscape.

It is difficult to alter the massing of modern agricultural buildings bearing in mind their essential functional requirement. However the appearance, massing and scale of the subject building is considerably improved by its setting into the hillside which effectively reduces the mass when viewed from the south west. Again the siting within the existing group of buildings negates the visual impact of an open field location and is visually acceptable when viewed from the north east quadrant.the building would not therefore be seen from any vantage as isolated or prominent in the skyline.

SCALE

External measurements
The Building will be

18.2 meters by 12.4 meters

4 meters to eaves

4.73 meters to ridge

End buried in hillside

3.16 meters to ridge

2.26 meters to eaves

APPEARANCE

Corrugated mineral fibre cement sheeting to roof with fibre cement flashings and gutters
10 percent translucent sheets to roofing

Yorkshire boarding Steele sheeting and trapezoidal profiled steel sheeting to sides

Existing block work will remain

Gates with steel finish

WILDLIFE ASSESSMENT;

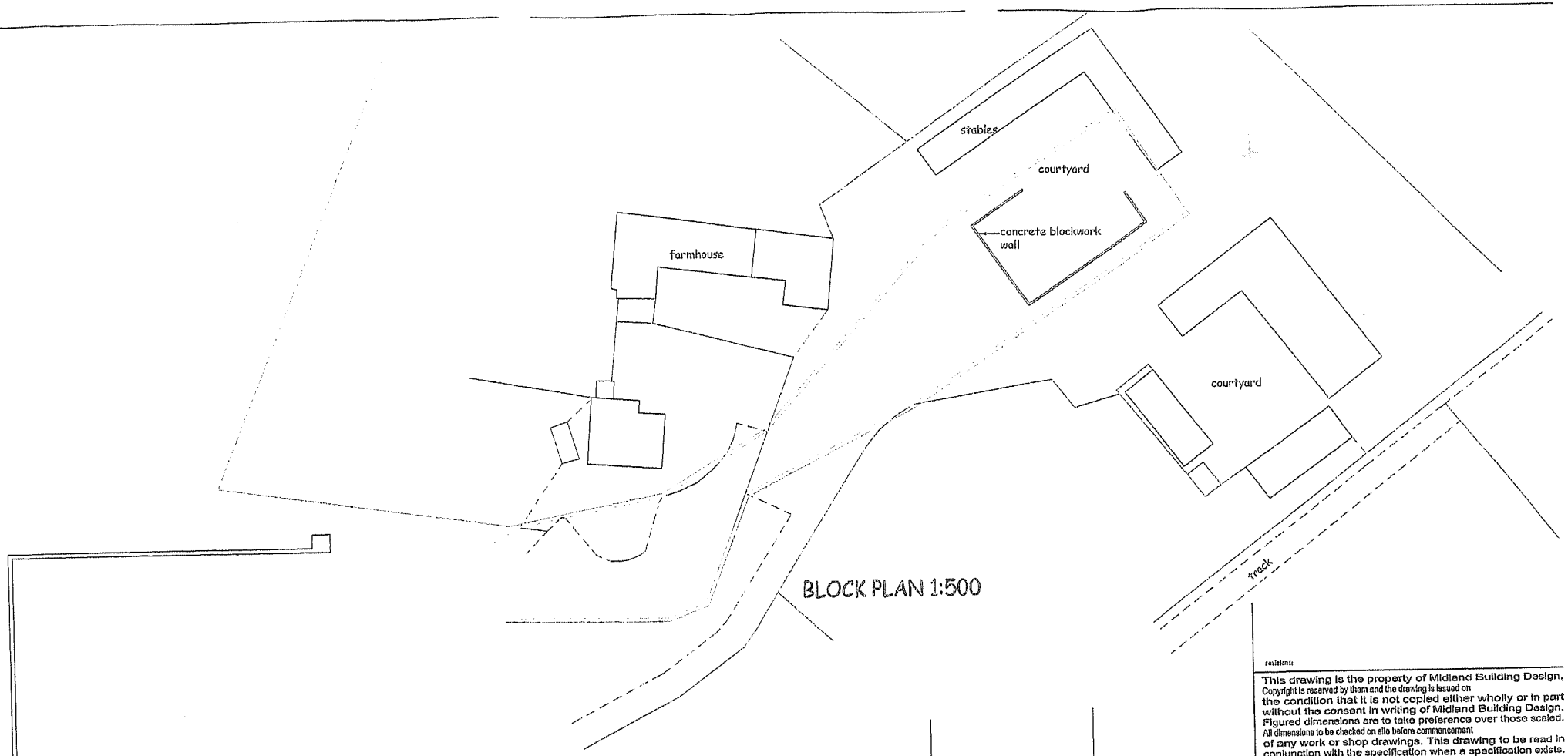
The area for construction is within farm yard wholly on an existing concrete yard set into the hillside. No protected species, flora, or fauna, would be in any way affected by the provision of this facility.

VEHICULAR/PEDESTRIAN ACCESS:

Highway and pedestrian access to the highway network is well formed and constructed to scc highways authority standards
It is not anticipated that vehicular activity will increase as a result of the proposal.

USE

The building will be used for the safe storage of all MR &MRS McConnell's farm machinery and farm equipment.



BLOCK PLAN 1:500

PLAN 1:100

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project
PROPOSED AGRICULTURAL BUILDING FOR BEEF CATTLE ON STRAW BEDDING

title
LIME TREE FARM, BAGNALL
-

client
MR AND MRS McCONNELL
-

MBD architecture
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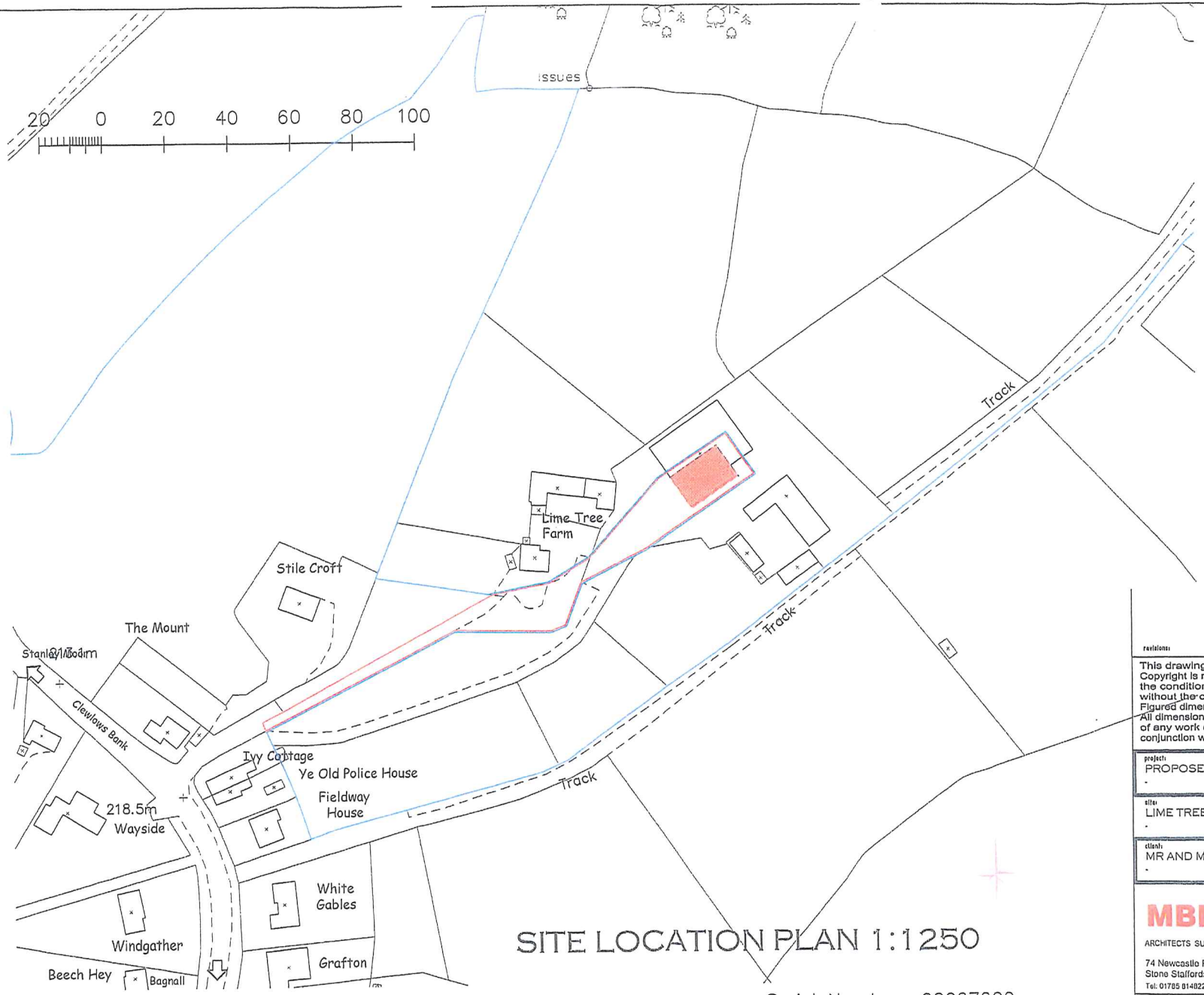
drawing
PLANS AS EXISTING
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scale@
1:100, 1:500

drawing number
09106P02

rev
-

date
20/7/09



SITE LOCATION PLAN 1:1250

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Serial Number: 00067600
Supplied by: Zipprint Ltd
Centre coordinates of this map:
392960 351284

revisions:

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project:
PROPOSED STORAGE BUILDING
-

site:
LIME TREE FARM, BAGNALL
-

client:
MR AND MRS McCONNELL
-

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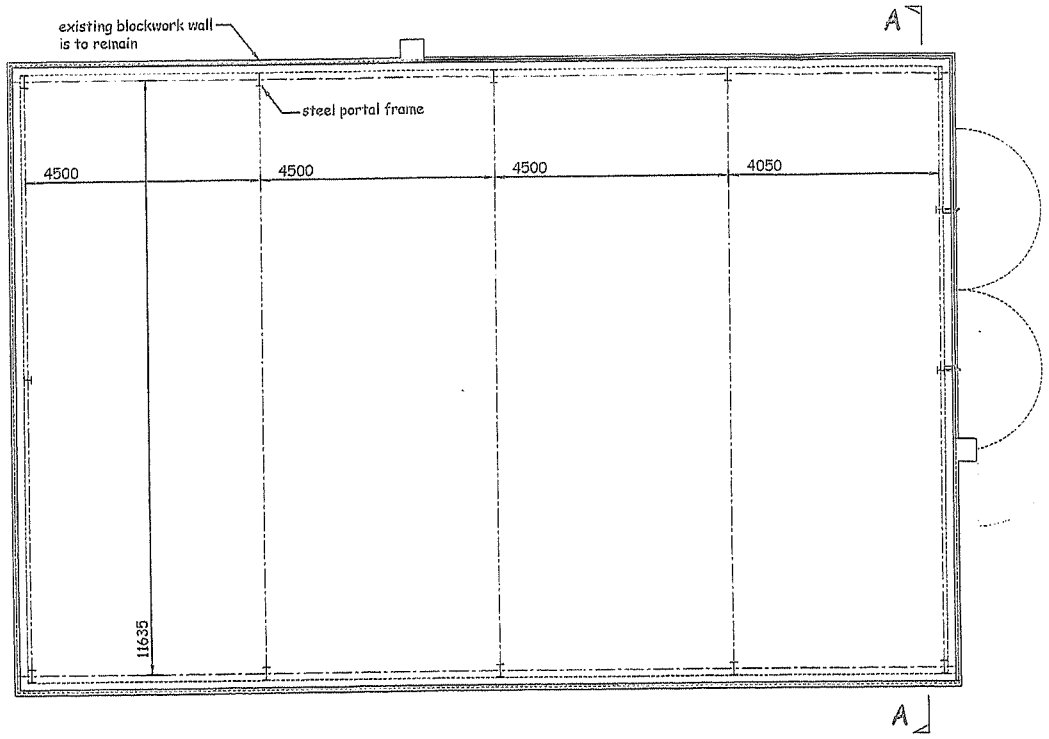
drawing:
LOCATION PLAN
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-

scales:
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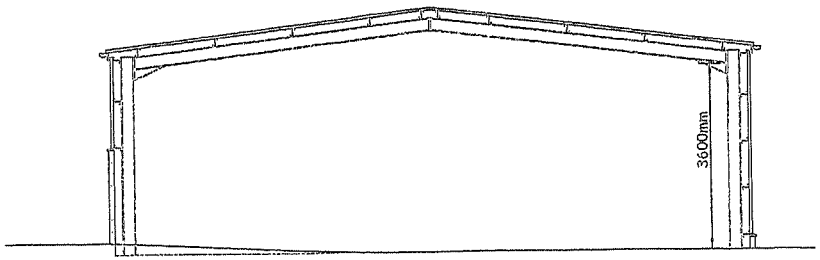
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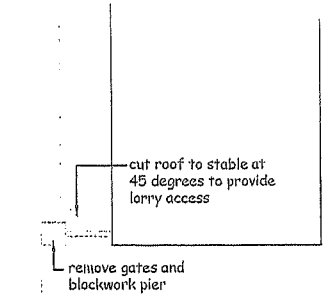
date:
20/7/09



PLAN AS PROPOSED



SECTION A-A



revisions

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project
PROPOSED AGRICULTURAL BUILDING FOR BEEF CATTLE ON STRAW BEDDING

site
LIME TREE FARM, BAGNALL
-

client
MR AND MRS McCONNELL
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drawing
PLAN AND SECTION AS PROPOSED
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scales
1:100

drawing number
09106P04

rev
-

date
20/7/09

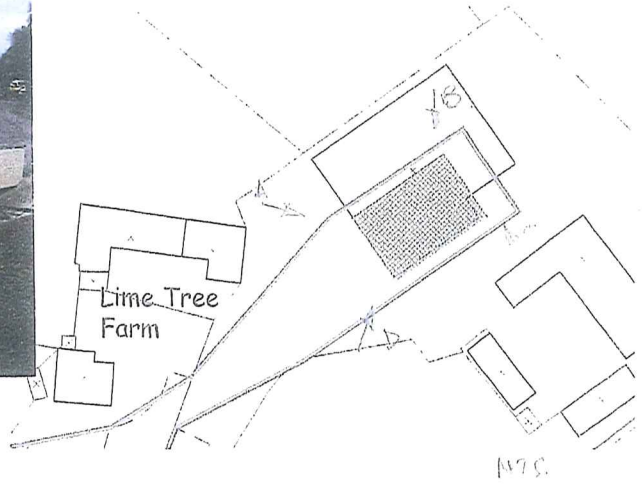
PLOT SCALE 1:100 (IN METRES)



A



B



N.T.S.



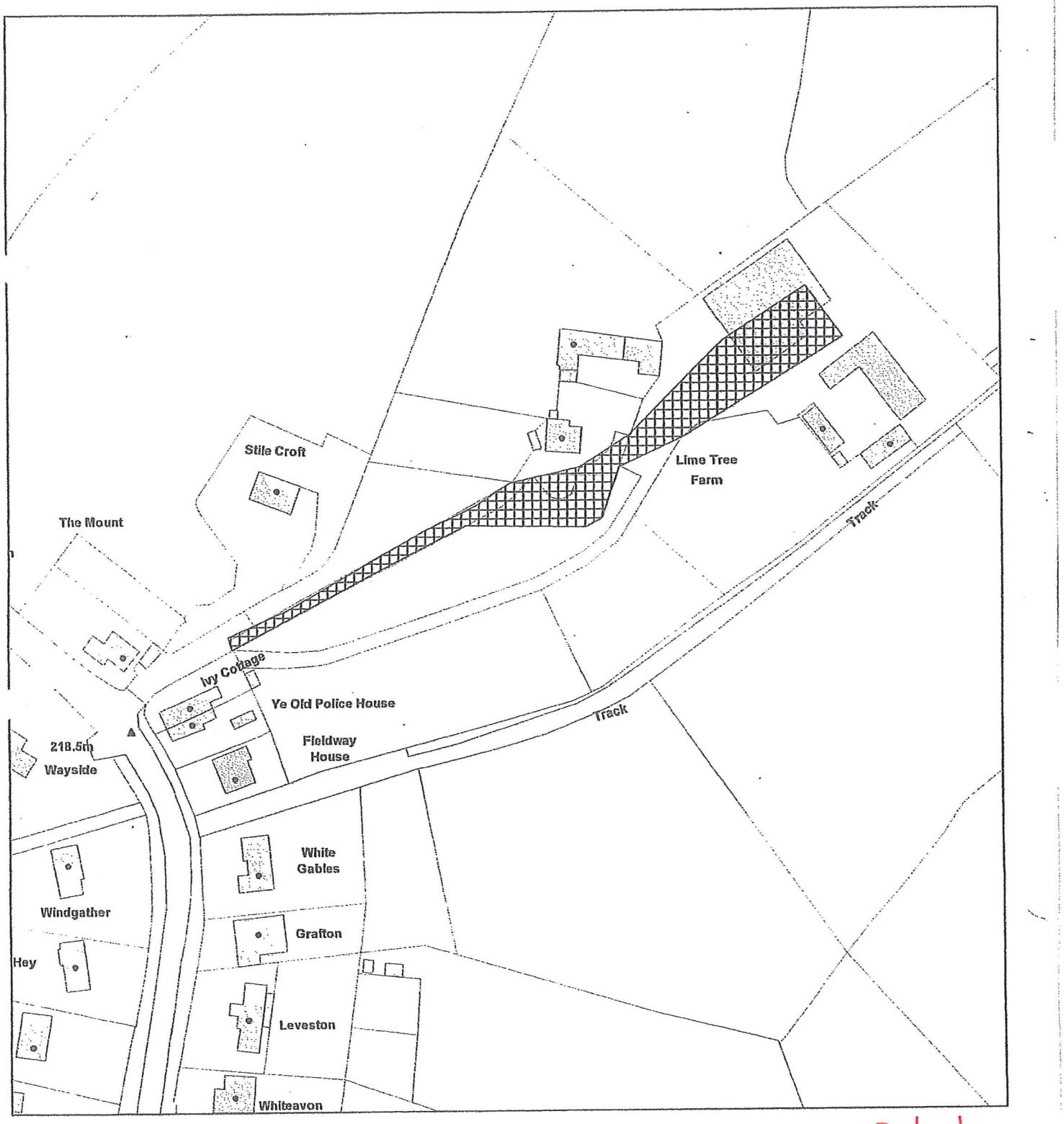
C



D

Lime Tree Farm, Endon, Staffs Photos & Location Map

REFERENCE :- 10/00075/FUL
Bagnall



SCALE :- 1:1372

DATE :- 13/2/10