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DESIGN AND ACCESS STATEMENT

Demolition and replacement of an Agricultural building at Heath House Farm Ostlers Lane, Cheddleton. Staffordshire. ST13 7DQ.

INTRODUCTION:

This Design & Access Statement has been prepared to accompany a full planning application to Staffordshire Moorlands District Council.

The application involves the removal of an existing agricultural building and the construction of a replacement building at Heath House Farm, Ostlers Lane, Cheddleton.

SITE & SURROUNDINGS:

The application site is located within the Green Belt on the edge of Cheddleton Village to the West of Ostlers Lane and North of Heath House Farm which is a Grade II Listed Farm House.

HISTORIC SIGNIFICANCE:

The building to be demolished has no Architectural or historic interest, the proposed replacement will have a reduced footprint area and therefore considered to have less impact on the Heritage Asset than that to be demolished.

USE:

The replacement agricultural building is required to provide dry bedded loose housing for store cattle which will meet the needs of the applicants surrounding 160 acres of farmland as described in the accompanying Agricultural justification Statement prepared by Graham Watkins & Co.

In general the proposed building will provide a more suitable modern serviceable facility to protect the welfare of livestock, fodder and implements it will also improve safety and efficiency of the current use.

AMOUNT:

The existing building to be demolished has a footprint area of 998sq meters, the proposed replacement building will have a footprint area of 847sq meters.

The total floor area of the proposed measures 821sq meters, comprising of 504sq meters loose housing, 264sqMeters fodder storage and 53sq meters for implement storage and maintenance.

LAYOUT:

The proposed building will be sited on the same footprint of an existing building within a surrounding of other agricultural buildings. Additional hard standing yard area will be formed to allow safe and secure management of livestock and equipment.

APPERANCE:

Walls will comprise of pre-stressed concrete wall panels and concrete block work up to a maximum height of 2400mm, all walling above will be formed in treated timber clad Yorkshire boarding. The roof will be cladded in natural coloured fibre cement sheeting.

LANDSCAPING:

The existing concrete paved yard area will be extended up to the frontage of the proposed building, no soft landscaping is proposed, all existing grassed area to the Eastern side of the building will be reinstated.

SCALE:

The existing building to be demolished measures 25460mm Wide x 41260mm deep with maximum ridge height of 6600mm and Eaves level of 5829mm.

The proposed building will have measure 24564wide x 32800mm deep with maximum ridge height of 6600mm and Eaves height of 5712mmm

ACCESS:

Local services and facilities are within easy walking distance of the site, all existing vehicular accesses and usage from Ostlers lane will remain unchanged.

CONCLUSION:

The building is appropriately designed for its use and rural location, it does not raise any adverse impact on neighbouring amenity than what currently exists.

Buildings for agricultural use with justification are in principle and by exception considered acceptable within the Green Belt.

The proposed building will not be materially larger than the building it will replace, it will have the same use and sit within the same footprint of an existing building. It is therefore considered that the proposal accords with relevant local and national planning policies relating to design, green belt and agricultural justification.