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Design & Access Statement

Proposal: Agricultural building to store fodder
Site Reference: Mr M R Beardmore, Littlestones Farm, Ipstones, Staffordshire, ST10 2JN

Character appraisal

This holding is located west of Ipstones in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 165 acres. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of both hedgerows and stonewalls.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 188m². The floor area of this building will be of an open plan type design.

This proposal will assist the farm to be economically viable.

Use of proposed building

As a result of the applicants expanding business he requires this building to store fodder.

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

This building will be used to store Heston bales of hay and 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 accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Siting

This proposed building is south west of the existing buildings as shown on drawing No. 1233-001. This is for ease of the farming process.

This building will be sited over the top of an existing public footpath as shown on drawing no. 1233-001 this will need to be diverted.

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

Scale
The applicant wishes to erect a steel framed agricultural building 13.716m long x 13.716m wide x 4.877m 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. 1233-001 this building will incorporate a factory coated coloured fibre cement sheeted roof, coloured Slate Blue (18B29) incorporating 6 No. GRP roof lights.

Vertical cladding down 1.525m below eaves level to both side elevations and the south west gable elevation using factory coated coloured fibre cement sheets, coloured Slate Blue (18B29).

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.

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.

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 Belmont Road, Ipstones.

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