M J BARRETT
CONSTRUCTIONS

DESIGN & ACCESS STATEMENT

Proposal: **Proposed Cubicle Shed (Phase 3)**
Address: **Ball Green Farm, Gorsey Bank, Norton. Stoke On Trent. ST6 8AR**
Date: **12th January 2018 REVISION A**



Aerial view of some of the farm inc. the site in the proposal

1. Introduction

1.1. In May 2006, the government introduced changes to the planning applications process. The circular guidance on changes to the development control system, effective from 10 August 2006.

1.2. This Design & Access Statement accompanies a full planning application for a purpose built General Purpose building.

1.3. The building is located at Ball Green in Stoke-On-Trent. The purpose of the building is for cubicles for the for housing of cattle.



Looking into the site from Gorsey Bank showing the farm house and an already existing cubicle shed.

2. The Site

2.1. The farm is situated North East of Stoke on Trent Adjacent to Gorsey Bank off Bemersley Road. The location of the site is on the west side of the farm, approximately 91m away from Gorsey Bank Road.

2.2. The applicant farms approximately 173 acres under holding number 37/114/0154 with an additional 125 Acres of rented land all for grazing.

2.3. The applicant also rents an additional shed with 50 cubicles on the adjoining holding to house heifers.



Looking on to the site from Gorsey Bank. Thick hedges hide the proposal from view

3. Context

3.1. The building has been constructed in conjunction with the operation for the essential day to day running of the working farm. The need for the building has been identified by the farm which needs additional storage space the heifers and the milk cows. It is anticipated that the proposal will allow further development of the farming business.

3.2. The proposed building has been designed to meet the correct standards required by farm assurance.

3.3. The sighting of the building is near to other similar agricultural buildings on the site.

4. Proposal/Architecture

4.1. The proposal is a steel portal framed agricultural building.

4.2. The building in total shall be 61.2m long x 36.6m wide consisting of three phases. It is to be 3.6m to the lowest eaves level and 8.4m to the ridge with a rood pitch of 12.5 degrees. The external area shall be 2235.3m².

4.3. This is for phase 3, one of the sides of the building which shall be 61.2m long x 9.2m wide, it is the be 3.6m to the eaves and the external area shall be 558m²

4.4. The roof is clad in fibre cement sheets coloured natural. Vertical cladding to the gable ends, with the exception of the doorways, is to be timber space boarding above 2m high concrete panels.

4.5. The North-East side furthest away from Gorsey Bank road and the South-West elevation shall be 0.5mm plastisol coated metal cladding.

4.6. All new facing materials have been selected to match the appearance of the existing buildings nearby and to reduce the visual impact of the building on the surrounding neighbours.



From woodhouse Lane Showing the steep embankment to that side of the farm, hiding the proposal from view.

5. Access Statement

5.1. The building will be accessed from both the North-West and South-West elevations.

5.2. Access to the site from the main road (Woodhouse Lane) will remain the same.



Existing & proposed access from woodhouse Lane at the bottom of the site.

6. Landscaping

6.1. There are no planned landscape plans within the proposal.

7. Flood Risk

7.1. The site is not in a flood risk area and it is ascertained that the positioning and datum height of the building together with the existing drainage is satisfactory.

8. Conclusion

8.1. The building will provide the farm with additional space for cubicles for the housing of its heifers and cows. The scale and location are consistent with the working requirement of the farm. The farm has an existing cubicle shed but the demand is great as they currently supply 'Muller' and the demand is great and growing all the time.

8.2. The proposal will be hidden from view by the thick trees and the embankment around the site.

9. Drawings

9.1. This document should be read in conjunction with drawing numbers,

3933-06 Proposed Plan Phase 3

3933-07B Proposed Elevations Phase 3

3933-08 Location Plan Phase 3