



Design & Access Statement

Proposal: Agricultural building to store implements

Site Reference: Mr R Edwards & Mr S Fletcher, T/A Counslow Farm, Laburnum Cottage, Counslow Road, Freehay, Cheadle, ST10 1RF

Character appraisal

This holding is south east of Cheadle in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 183 acres. The field boundaries in this area comprise of hedgerow.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 55.17m². 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

The applicant wishes to erect a steel framed secure storage building for his machinery and implements.

This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include trailers, trailers and general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

There is not sufficient enough room in the existing buildings to house the 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 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 building is set to the south east of the existing buildings as shown on drawing No. 1238-001. This is for ease of the farming process.

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

Scale

The applicant wishes to erect a steel framed agricultural building 14.630m long x 9.754m wide tapering to 3.962m x 3.962m/2.896m high to lower eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Landscaping

This building would be shielded by a mature hedgerow/tree line already, however, The applicant is happy to carry out any other 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. 1238-003 this building will incorporate polyester coated box profile steel sheeting, coloured Juniper Green (12B29).

Vertical cladding down to floor level to be polyester coated box profile steel sheeting coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

The east side elevation will incorporate a roller shutter door to suit an opening 6.096m wide x 3.658m high, this side elevation will also incorporate a personnel door.

Along each side 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 Counslow Road, Roundabout.

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