MAC ARCHITECTURAL DESIGN LTD
Moorland House, Moorland Road, Stoke on Trent, Staffordshire, ST6 1JD.
T: 01782 503302 – 07711870008
E: admin@mac-arch.co.uk

DESIGN ACCESS AND JUSTIFICATION STATEMENT

Demolition and replacement of an Agricultural building at Lower Fernyhough Farm, Hough Hill, Brown Edge, Stoke on Trent. Staffordshire. ST6 8TN.

INTRODUCTION:

This Design Access and Justification Statement has been prepared to accompany a full planning application to Staffordshire Moorlands District Council.
The application involves the removal of an existing building and the construction of a replacement agricultural building at Lower Fernyhough Farm, Hough Hill, Brown Edge.

The following seeks to justify the proposal and also explain how the proposed development addresses the site context, planning policies and local characteristics in respect of its use, amount, layout, scale, landscaping and access.

SITE LOCATION:

Lower Fernyhough Farm is located within the greenbelt on the Eastern side of Brown Edge and South of Hill Top. The Site is accessed off Hough Hill Road.

JUSTIFICATION:

The application site forms part of the applicants 32 acre holding 370660058, together with an additional rented 12 acres provides a total 44 acres of pasture land which is currently grazed by a flock of 30 breeding ewes, flock number 178643.

36 lambs are due this lambing season and 30 additional breeding ewes are to be purchased later this year.

Over the course of the next 3 years the applicant plans to increase the sheep flock to include 150 breeding ewes.

Based on minimum recommended sheep housing space requirements and the applicants determined course of expansion, it is calculated that a minimum 250 square meters of housing is required.

- 1.4 square metres per ewe + 0.6 sq metres per lamb up to twelve weeks.
- 2 square metres of isolation pen per 50 ewes.
- Storage of 2 bales of straw per ewe for 3 month housed period.

USE:

The replacement agricultural building will facilitate the applicants surrounding 44 acres of farm land which is used for sheep rearing, it will provide a more suitable modern serviceable facility in lambing season, shelter in adverse weather conditions and provide housing for the sheep in winter months.
The building will help to protect the welfare of the sheep, fodder and implements, it will also improve safety, security and efficiency of the farm.

The existing adjacent building will be used for storage and maintenance of agricultural implements, straw and animal feed, part of this building will also provide shelter for occasional livestock.

AMOUNT:

The proposed building will have a footprint area of 372sq metres and floor area of 365sq meters comprising of 258sq metres of dry bedded pen areas and remaining 107sq metres for access, servicing and feeding.

The existing building to be removed has a footprint area of 63 square metres.

LAYOUT:

The proposed building will be sited on the same footprint of an existing building within a surrounding of other agricultural buildings. An existing yard area will be extended to provide safe access to the adjacent field and allowing management of livestock and equipment.

The layout is designed to be sympathetic to its rural location whilst achieving its purpose of providing secure accommodation and a layout to provide efficient management and welfare of livestock.

The proposed building will be a minimum 40 metres from any public highway, sited to the North of the domestic curtilage of Lower Fernyhough and accessed via a concrete paved yard area.

The existing concrete paved yard area will be extended to provide sufficient space to access the building and allow for safe manovering of vehicles, this area will be enclosed with a field gate and new timber post and rail fencing.

Within the building there will be a race, loose housing and holding pens providing separate areas for implement access, feeding, lambing, shelter and welfare, All areas will have dry bedding on solid floors, all bedding will be recycled within the site area.

All existing grassed areas to the North and Eastern side of the building will be reinstated

The layout will be as shown on drawing 1523-01

APPERANCE:

The building will be a simple steel framed structure with an open frontage, designed and constructed with materials typically used within a rural location, the appearance of the proposed building will reflect that of the existing adjacent agricultural building.

Walls will comprise of pre-stressed concrete stock 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 formed in grey profile fibre cement sheets incorporating twelve GRP roof lights. All rainwater goods will be in black upvc, eaves guttering will be 150mm half round with 100mm diameter downpipes.

SCALE:

The proposed building will measure 15250mm wide x 24506mm deep with maximum ridge height of 6460mm and Eaves height of 3300mmm. Maximum ridge height of the North Elevation will measure 4360mm.

The existing building to be demolished measures 5700mm wide x 10900mm deep with maximum ridge height of 3600mm.

LANDSCAPING:

Ground levels are to be reduced to accommodate the building within the natural surrounding topography, this will allow level access from the existing yard area and adjacent building and will also minimise impact on the openness when viewed from Hough Hill Road. All excavated topsoil will be temporarily stock piled and used to grade levels within the site area, no levels will be increased by more than 400mm.

ACCESS:

Access to the building will be from Hough Hill Road via the existing vehicular access and yard area, the access and vehicular impact 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.
Although the proposed building will be larger than the building it is replacing, it will have the same use and be sited over an existing building footprint.
The proposed building will provide a sustainable form of development in a rural location, it is justified by the farms changing requirements and is essential to its agricultural economic viability.
It is therefore considered that the proposal accords with relevant local and national planning policies relating to design, green belt and agricultural justification.