DESIGN & ACCESS STATEMENT

PROPOSED CATTLE SHELTER BUILDINGS

AT

COCKINGS FARM, SANDY LANE, CAVERSWALL ST11 9DX

FOR

MR L PARRISH

Robert Berry MCIAT
Architectural Services

Feb 2019

Contents

1.0	Introduction
2.0	Use
3.0	Amount
4.0	Layout
5.0	Landscape
6.0	Appearance/Scale
7.0	Access

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in Circular 01/06: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in accordance with guidance produced by CABE entitled "*Design & Access Statements; how to write, read and use them".*

1.3 The application is to construct 2no Cattle Shelter buildings at Cocking Farm Sandy Lane Caverswall,
One of the buildings is to be situated within the existing main farmyard with the other situated at the eastern end of the farm holding accessed off Handley Banks.

2.0 Uses

2.1 The application seeks permission to construct 2no cattle shelter buildings within an established farm and are to serve the present farm's operational needs. The buildings will be used for livestock housing particularly in inclement weather .

2.2 The application site is set within a rural location and comprises a farm house with a small group of outbuildings all of which are being used for ancillary agricultural purposes predominantly implement storage and workshop with the proposals being required to provide shelter for cattle when grazing in close vicinity to the main farm (Building A) and when grazing towards the eastern end of the holding building B will be used , .

2.3 The holding has a total site area of approximately 9.8 Hectares and is laid predominantly for grazing.for Beef Cattle

2.4 The building is required in response to advice and recommendations received to provide adequate animal shelter during the winter months,

The proposals will provided animal shelter over the winter months and provide all hay storage from within these structures.

.

3.0 Amount

3.1 The application seeks permission for a buildings of approximately 60 sqm for bulding A and 90sq m for building B with a height to the eaves of 3.6m rising to 4.3m which will be open plan with an open frontage with an overhang/canopy of 1.2 m.

4.0 Layout

4.1 The layout of the building is of a simple functional open plan which will enable storage to be provided as appropriate to meet the farm's needs.

4.2 The building is of a simplistic functional design and layout and has been sited in the most appropriate position to serve the farm's needs being just behind the present grouping of buildings in the main farmyard and and adjacent to an existing field access against a backcloth of an existing hedge.

5.0 Landscaping

5.1 The topography of the site is sloping with some mature trees and occasional hedgerows which will remain unaffected by the proposals

The building will be set at a level slightly lower than the existing farmyard area to minimise the impact on the openness of the area.

The access and yard area serving building A is well established concrete yard whilst a new hardcored drive and yard will be formed to serve building B.

5.2 The retention of all the existing mature trees and siting of the building has been determined to be the most practical and will minimise the impact of the structure in this rural location.

5.3 It is considered that the development of the site will not have a detrimental effect on the number and diversity of tree and shrub species in the locality and thus not affect biodiversity.

6.0 Appearance / Scale

6.1 In the immediate vicinity of the site there are varying styles of farms and ancillary agricultural buildings typically found in the countryside.

The present agricultural buildings comprise a single storey steel framed and cladded structures all of which are taller than the proposed structure .

6.2 The proposal will be a simple, functional mono span structure with a height to the eaves of approximately 4.3m max The walls will comprise a lower section of concrete panels up to a height of 1 m with Moorland Green profiled metal cladding above with a similar colour sheeted roof.

This is considered to be the most functional structure to suit the required use.

6.3 The design of the proposal has been kept simple and functional and will reflect agricultural buildings found locally.

7.0 Access

7.1 The access to the Building B proposal will be via both an existing field access and a new hardcored drive with the Building A accessed from within the existing farmyard.