DESIGN & ACCESS STATEMENT

Proposed Agricultural storage building

at

Knowle Style Farm, The Hollands, Biddulph Moor, ST8 7LE

for

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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 an Agricultural storage building on land at Knowl Style Farm The Hollands Biddulph Moor.

2.0 Uses

2.1 The application seeks permission to construct an agricultural implement storage building to house various items of agricultural equipment such as a tractor, baler, Mower, and Topper together with a horse box together with animal feed and would also provide an animal shelter particularly in inclement weather,
It situated within an established farm and are to serve the present farm's operational needs. .

2.2 The application site is set within a rural location and comprises a farm house with no ancillary storage space

2.3 The farm has a total site area of approximately 1.87 Hectares and is laid for grazing.and for Hay

3.0 Amount

3.1 The application seeks permission for a building of approximately 74 sqm with a height to the eaves of 3.6m will be open plan

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 set behind the main farmhouse in a small paddock against a backcloth of an existing hedge.

5.0 Landscaping

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

The building will be set at a level lower than the main road to minimise the impact on the openness of the area.

The access and yard area serving the farm is off The Hollands and is well established concrete yard whilst a new hardcored drive and formed to serve the new building which will also have access directly onto the fields .

5.2 The retention of all the existing trees/hedges 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.

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6.2 The proposal will be a simple, functional structure with a height to the eaves of approximately 3.6mx The walls will comprise a lower section of concrete panels up to a height of 1 m with Yorkshire boarded cladded walls and a moorland Green profiled metal cladded 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 proposal will be off existing fields and a small hardcored driveway formed from the main farmyard..