A&H
STRUCTURES LTD
01335 350419 sales@aandhstructures.co.uk

Design & Access Statement

Proposal: Proposed 'L' Shaped replacement building house livestock and to store fodder & implements
Site Reference: Mr I Leighton, Lemons Brook Farm, Bottom Lane, Ipstones, Stoke On Trent, ST10 2LN

Character appraisal

This holding is located south-east of Leek in a rural area. This holding extends to approximately 5 acres. The land is used for grazing. The applicant currently keeps 2 horses, 2 donkeys, 4 sheep and poultry. The field boundaries in this area comprise of hedgerows and stonewalls.

Amount of development

The applicant wishes to erect a replacement 'L' shaped steel framed building. The floor area created by this development will be 297.29m² (222.97m² for equestrian use and 74.32m² for agricultural use) as shown on drawing No. 1324-003.

The existing building floor area is approximately 311.33m².

Use of proposed building

The existing building is beyond economical repair with a rotten timber frame and damaged sheeting being held in place by with rocks. The roof area on the apex parts of the building is also starting to collapse as shown on the attached photomontage.

The applicants has 2 horses and 2 donkeys that require stabling and an area for the sheep is required for times of lambing and adverse weather conditions within the larger section of the building. The fodder and bedding will also be stored within the section of the building. The annexe will be used for the storage of the implements and machinery required for running the holding.

There are no other buildings on the holding which the applicant can use. The existing building is clearly seen from the road and is an eyesore, a replacement building would be more aesthetically pleasing and more practical for the applicant.

The manure is currently stored on the south east side elevation of the building and the applicant seeks to move this to the north east gable elevation of the building once it is replaced so it will not be as prominent from the road, this has been the case due to no easy access to the rear of the building.

This building will accommodate the required space for the livestock and storage of the implements with easily maintained clean and hygienic conditions.

Siting
This building will replace the existing timber framed building as shown on drawing No. 1324-001.

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

Scale
The applicant wishes to erect a replacement 'L' shaped steel framed building 12.192m long x 18.288m wide x 3.200m high to eaves level, with an annexe 12.192m long x 6.096m wide x 3.200m high to eaves level.

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

Landscaping
The applicant is happy to carry out any 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. 1324-003 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating GRP roof lights.

Vertical cladding down to floor level to be polyester coated box profile steel sheeting coloured Vandyke Brown (08B29). All roof and vertical joints will be made good with matching barge board/pressed metal flashings.

Along each side of the building will be 160mm half round black PVC gutter complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

The south west gable elevation will incorporate a doorway into the larger section of the building and a doorway into the annexe building for access for implements and machinery.

The north west side elevation of the annexe building will also incorporate a sliding door for access to the implement storage area, this side elevation will also incorporate a personnel door.

The north east gable elevation will incorporate a sliding door for access directly into the field.

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 building from a track leading west off Bottom Lane towards Bottomlane Farm.

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