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Design & Access Statement

Proposal: Agricultural building to cover an existing concrete yard area. Building to store fodder & implements
Site Reference: Mr W Keeling, Witherings Farm, Cheadle Road, Alton, Stoke On Trent. ST10 4DH

Character appraisal

This holding is located west of Alton in a rural area. The land and buildings are being used for fundamental agricultural processes. The holding extends to approximately 23.1 hectares. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of hedgerow.

Amount of development

The applicant wishes to erect a steel framed agricultural building. This building will connect to an existing building along one side elevation. The existing steel stanchions set 6.096m south-east of the existing lean to building will be extended to form the main stanchions of the proposed building.

The floor area created by this development will be 83.61m^2. 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

As a result of the applicants ever expanding business he requires this building to store fodder and implements. This building will cover an existing concrete yard area.

This concrete yard area was originally used for cattle handling however it is now used to park implements.

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 be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor and trailer and general agricultural machinery required to run the holding.

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This building will also be used to store Heston bales of straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

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 will connect to an existing building along one side as shown on drawing No. 772-001. This is for ease of the farming process.

The existing steel stanchions set 6.096m south-east of the existing lean to building will be extended to form the main stanchions of the proposed building.

The existing concrete yard level rises from north-east to south-west as shown. Proposed finished floor level to remain as existing concrete yard level.

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

Scale
The applicant wishes to erect a steel framed agricultural building 13.716m long x 6.096m wide x 3.658m 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. 772-001 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating 6 No. GRP roof lights.

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Vertical cladding down to eaves level only to be treated Yorkshire boarding.

All roof joints will be made good with matching barge board.

Along one 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 B5032, Cheadle Road, Alton.

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

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