Animal Shelter- Leys heath

Design and Access Statement

Introduction

This application buildings on an original application which was approved and built in 2001 (application SMD/2001/1239), the original building has since been removed leaving only the concrete base. The original application approved was to accommodate a stable and tack room. This application is to rebuild the building for agriculture use only to house farm animals and feed. The building has the same footprint as the original with a reduced ridge height from the original 3.453m to 3.255m. The sit location for the building is to the north of 4.5 acres of agriculture land which is within the applicant's ownership; the site also sits alongside a public footpath which is 2m higher than the concrete base meaning visual impact is kept to a minimum due to levels. The land adjacent is currently used for grazing of goats, pigs and sheep with a future plan for breeding with no current use for the concrete base and a plan for housing animals. The land was purchased 2 years ago to accommodate livestock and create a small holding to sell local produce once established.

Upon the concrete base currently sits two sheds and a pig arch. These structures are proposed to be removed and a new combined timber and stone fixed animal shelter is proposed to aid the agriculture use of the land.

Planning permission is now sought for the erection of an animal shelter to aid the agriculture use, the building is purely proposed for the housing of animals and feed storage, directly proportionate in the scale and need. This document is to aid the description and use of the proposed building and although planning has already been approved within this footprint demonstrating the need, this application is put forward to ensure approved development.

Site Context

The land is situated off Ross Road on the outskirts of Whiston at leys heath, the land is surrounded by agriculture land associated with farming and the erection of this building is to ensure the land is in-keeping with its current use and to facilitate the housing of animals. Access to the site is via a gated access off Ross Road to the south. A public footpath and tree line sit directly north of the site at 2meters higher level supported by a sandstone retaining wall.

Need

This land at 4.5 acres is the only available land at present to the applicant for agriculture use and as such a holding number is used for the land. The long term view is to breed stock and become a small holding business to sell local produce within the area. Current stocking density is as follows: 7 breeding ewes, 2 rams, 2 goats, 3 breeding sows, 3 grower pigs. The plan is to increase stocking density of sheep and pigs through breeding our own stock. To enable this to happen the animals require suitable shelter from the elements in Whiston. The animals currently have three small field shelters with no suitable housing for winter or birthing. Until such a building is provided the animals will not be bred which will delay the business plan. The animals require a warm, dry, water tight building free from the elements to enable successful birthing and to maintain good health and welfare. The field shelters are not seen as appropriate locations house animals over winter or during breeding and are only temporary use during summer, warm spells. Although based on stocking density it is seen that a larger area would be more suitable for future proofing the current proposal is seen as minimising any detriment to the area and minimises impact on the land by utilising the existing concrete base which has dictated the building size. The higher level of the public footpath also ensure minimal visual impact for neighbouring housing which has been consider in regards to the location.

Siting

The siting of this build is simply associated with the location of the previous building location and to minimise visual impact on surrounding properties. The reuse of this location minimises disturbance to agriculture, local housing and aids the ease of agriculture with its prime location to the edge of the land. The building footprint is dictated by the original stables and concreate slab size and is situated behind a retaining sandstone wall and public footpath which is 2 meters higher than the concrete base. It is felt that this minimises the impact visually. The boundary also has small trees which will be retained to also minimise impact visually. This proposal is in line with the design principles set out by Staffordshire moorlands. Siting point 1, 4, and 5.

Internal layout

The structure is to house a number of farm animals on site, the animals require more suitable housing to enable lambing, farrowing, vet visits, isolation units, general shelter from the elements, feed store, sheering, storing of animal tools to enable appropriate agriculture works to take place on site. The success of farming this land is solely dependent upon adequate housing, shelter, ability to utilise the land effectively and enable a small holding to be established. It is therefore proposed that the building contain, individual locations divided by partition single brick walls at 1.5m in height with a separate walk way to enable access. This enables the different species to be divided up and separate tools and feed to be stored appropriately. Due to the size of pigs it is proposed that the pig area be 3m by 4m in area and the

sheep location be 3m by 5m, store room to be 1m by 2m and tool area to be 1m by 1.5m. Although these seem undersized the areas are dictated by the original concrete base. the building will be fully insulated with 25mm insolation.

External appearance

External Walls

The structure visual appearance is proposed to be locally sourced sand stone (to tie in with the existing surroundings) from the base concrete up 1.5 meters with timber clad from 1.5m to the roof. This enables the building to be in-keeping with the surroundings and existing environment by utilising sandstone. This is in accordance with design principles set out by Staffordshire Moorlands for detail and materials. The internal form will be brick which will not be seen as will be cladded by sandstone and tongue and groove timber.

Base

The structure will utilise the existing base with no changes to ground levels and no disturbance of ground.

Roof

The proposed material is boxed profile metal sheet roof in olive green to minimise visual impact. The roof is proposed to be single pitch roof to minimise impact from a visual perspective and ridge height whist ensuring water runoff towards the south and minimise damage from oncoming winds,

Windows and doors

It is proposed to have two doors one on the east elevation and one to the west elevation to enable access through the building to different areas. Six windows are proposed two to the west, two to the east and two to the south. The building doesn't have any windows to the north facing the public footpath for security reasons. The proposed colour for the windows and doors are Olive Green to match the roof.

Lean Too

A lean-to is proposed to the side of the building to break up the box profile of the structure to the East of the building, this is highlighted as a recommendation within the design principles set out by Staffordshire Moorlands. The lean-to extends out of the main building at 1000mm width with the box profile roof clad at 2000mm height. This proposal is to break up the linier, box profile of the building which enables larger farming equipment to be stored under the cover and provides a suitable location for water collection. The alternative approach would be to extend the main structure by 1000mm to allow additional storage internally however it is foreseen that the approach of extending further is less likely to be accepted.

Measurements

The structure is proposed to be the length of the concrete base with a lean-to. The full length extends 8200mm and width 5800mm. The main structure is proposed to be 7200mm length and 5800 width. The lean-to measure 1000mm width and 5000 length. Height to roof pitch is 3255mm the external appearance and measurements have been fully considered and although a larger building is deemed required, to minimise the impact on the surrounding, by careful management the space proposed should be sufficient.

Note that the proposed height allowance is less than the original approved planning application. It also enables feed stores to be suspended above the enclosures on a shelf unit without extending the building width or length to accommodate an additional area. This approach is used widely to avoid rodent infestation without impacting on the building footprint, which also maximises space from an internal perspective.

Traffic & Access

No additional traffic impact, utilising existing access.

Drainage

Water to be collected sustainably and reused

Flood Risk

No flood risk

Summary

In conclusion to enable the land to be farmed appropriately, provide sufficient housing for the animals accommodated on the land and ensure a more tidy set up, the approval and build of this structure is a vital necessity in such an agricultural setting. The visual impact on the surrounding environment has been accounted for by integrating the building and materials in to the surroundings which will minimise the impact of panoramic views of the location. The addition of a green roof will help the structure blend in to the agriculture surroundings and the very fact that approval has been granted previously for a structure of a larger size (SMD/2001/1239), location and use should add to the approval of this application.

Neighbours: I'm sure neighbours would agree that this is a vast improvement on the area since March 2017. Since our arrival - the field has been cleaned up significantly with the removal of: 2 large fire pits (full of metal/glass/plastic) two decaying caravans, four decaying sheds, one greenhouse, a flooded speed boat, and a lot of brick rubble removed. The location is being improved on a weekly basis with the addition of the animal shelter being a huge step in reinstating the site for agriculture use rather than an area for dumping items.

Material Examples

Roof Colour



Roof Type



Windows



Colour



Doors



Colour



Base course for external walls (1.5 meter) sandstone



External wood clad (from stone to eaves)

