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Design and Access Statement

Proposal: Proposed erection of steel framed agricultural building for the storage of machinery and potatoes
Site Reference: Rose Cottage, City Lane, Longsdon, Leek, ST9 9QU

Character appraisal

The proposed building is located south west of Leek in a rural area. The applicants' holding currently extends to 1.5 acres in total. This land will be used growing potato crops. The field boundaries in this area comprise of stone walls.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 53.03m². The floor area of this building will be of an open plan type design.

Use of proposed building

This proposed building will be used storing the potatoes harvested from the land in wooden crates and the implements required for maintaining the land and boundaries.

This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor, hedge cutting implements, mower and other general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Scale

The applicant wishes to erect a steel framed agricultural building 9.144m long x 5.800m wide x 2.739m high to eaves level.

The location of the proposed building is detailed on Drawing No. 1353-001.

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

Landscaping

The property already has mature landscaping, however the applicant is happy to carry out any further 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: 1353-003 this building will incorporate a plastic coated box profile sheeted roof, coloured Vandyke Brown (08B29) incorporating 4 No. GRP roof lights.

Vertical cladding to be fitted 2.434m below eaves level to the south west side elevation and both gable elevations to be treated Yorkshire boarding.

There will be 2 No. hinged door sets to the north east side elevation 4.572m wide over each pair x 2.739m high, the sheeting colour on the doors will match the vertical cladding, Juniper Green (12B29).

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

Along each 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 and existing access gate to the site. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from City Lane, Longsdon, Leek.

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