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Design & Access Statement

Proposal: Agricultural building to store fodder and straw
Site Reference: C W Pearce & Partners, Manor Farm, Uttoxeter Road, Draycott in the Moors, ST11 9AQ

Character appraisal
This holding is located south east of Stoke on Trent in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 240 acres. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of hedgerows.

Amount of development
The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 401.34m². The floor area of this building will be of an open plan type design.

Use of proposed building
As a result of the applicants expanding business he requires this building to store fodder and straw.

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 Heston bales of hay and straw and corn. 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 proposed building is south west of the existing buildings as shown on drawing No. 1360-002. This is for ease of the farming process.

The building has also been positioned here on advice from the local Fire Service as it will contain hay and straw which is combustible. Due to the increase in fires caused in recent years from combusting hay and straw they advise that new buildings containing such produce be placed a suitable distance away from existing buildings especially those that contain livestock.

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

Scale
The applicant wishes to erect a steel framed agricultural building 16.450m long x 24.383m wide (comprising of a 17.678m wide span building and a 6.705m wide leanto building) x 5.334m to higher 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. 1360-003 this building will incorporate a natural coloured fibre cement sheeted roof.

Vertical cladding down floor level along the both side elevations and the south west gable elevation to be polyester coated box profile steel sheeting coloured Juniper Green (12B29).

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

Along both sides 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 Uttoxeter Road, Draycott in the Moors.

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