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Design & Access Statement

Proposal: Agricultural building to store fodder & implements
Site Reference: Mr C Heaton, Tickhill Farm, Caverswell Common, Stoke on Trent, ST11 9EX

Agricultural Holding Number
11/204/1437

Character appraisal
This holding is located east of Stoke on Trent in a rural area. The land is being used for fundamental agricultural processes. This farmland is currently used to rear sheep. The holdings extend to approximately 40 acres. The field boundaries in this area comprise of hedgerows and trees.

Amount of development
The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 334.45m². 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
The applicant requires this building to store the fodder in and the holdings implements.

The existing buildings on site are used to house the stock levels and to store some of the implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

This building will be used to store mini Heston bales of hay and 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.

In addition to the above this building will also 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 tractors, trailers, mower, sprayer and 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.

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 located on the south side of the farm yard as shown on drawing No. 1387-002. This is for ease of the farming process.

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

Scale
The applicant wishes to erect a steel framed agricultural building 18.288m long x 18.288m wide plus a 2.438m wide weather canopy x 6.308m high to eaves level.

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

Landscaping
This building will take advantage of the already mature landscaping on site 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. 1387-003 this building will incorporate a natural coloured fibre cement sheeted roof.

Vertical cladding down to eaves level to both gable elevations to be polyester coated box profile steel sheeting, coloured Juniper Green (12B29). All roof joints will be made good with matching barge board.

Along both sides of the building will be a 170mm thick deep flow black PVC gutter, 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 Handley Banks, Caverswell Common.

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