A & H
STRUCTURES LTD
01335 350419 sales@aandhstructures.co.uk

Design & Access Statement

Proposal: Agricultural building extension to store fodder
Site Reference: K W & S A Burton, Yew Tree Farm, Cheddleton Heath Road, Leek, ST13 7DX

Character appraisal

This holding is located south of Leek in a rural area. The land and buildings are being used for fundamental agricultural processes. The farmland is currently used to rear cattle and to produce fodder. The holding extends to approximately 320 acres. The fields boundaries in this area comprise of hedgerows.

Amount of development

The applicant wishes to erect a steel framed agricultural building extension to store grass silage and straw. The floor area created by this development will be 48.77m².

The cost of producing silage bales is much higher than the cost to produce clamped silage. The RDPE (Rural Development Programme for England) is currently trying to help and encourage farmers become more economically viable and this building is part of the applicants business plan to become more competitive and to improve animal welfare, nutrient management and competitiveness for their business.

Use of proposed building

As a result of the applicants ever expanding business he requires this building extension to store grass silage. This extension will enable the applicant to store an additional 135 tonnes of grass undercover instead of converting to plastic covered bales.

This grass silage is produced off the applicants own land. The applicants produce grass silage off 60 hectares which is cut up to three times a year.

The applicant used to store grass silage in the existing buildings but these buildings are now required for the increased livestock numbers. The applicant does not wish to start using plastics for wrapping the silage in bales for storing outside. This building will assist the holding in being an 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 steel framed building will connect to an existing building at the north west gable elevation and north east side elevation of the adjoining existing building as indicated on drawing No. 1407-002. This is for ease of the farming process.

This building extension makes use of a piece of waste land that is situated behind the existing building to the boundary line and is an eyesore as it is covered in brambles and nettles.

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

Scale
The applicant wishes to erect a steel framed agricultural building 27.432m long along the south west side elevation tapering to 22.860m along the north east side elevation x 27.432m wide x 6.096m high.

Silage buildings are generally no less than 5.800m high to eaves due to allowing enough height to allow a machine to roll and compact the silage. The existing buildings vary in height.

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

Climate Change Mitigation
This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Any lighting within the building should it be required will be low wattage LED's.

Appearance
As indicated on drawing No. 1407-003 this building will incorporate a natural coloured fibre cement sheeted roof to match existing buildings.

Vertical cladding down 3.962m below eaves level to be polyester coated box profile steel sheeting coloured Slate Blue (18B29) re-used from existing building.

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

Below cladding to be a shuttered concrete wall.

Along to existing and proposed building will be galvanised pressed steel valley guttering, 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 applicants do not seek to increase the number of roadways.

Access can be gained to this holding from Fynney Lane which is a private track leading off Basford Lane.

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