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Design & Access Statement

Proposal: Replacement agricultural building to house livestock and to store fodder & implements
Site Reference: Mr M J Jones, Ward Hill Farm, Caverswall Common, Stoke on Trent, ST11 9EX

Character appraisal

This holding is located east of Stoke on Trent in a rural area. This proposed replacement building is to be located on the west side of the farm and will replace a rundown barn. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 10 ½ acres. This farmland is currently used to rear sheep. The field boundaries in this area comprise of trees, shrubs and hedgerows.

This property has been recently purchase by the applicant.

Amount of development

The applicant wishes to replace an existing building with an approximate floor area of 162.23m² with a steel framed agricultural building being 18.288m long x 18.288m wide (floor area: 334.45m²).

The additional floor area created by this development will be 172.22m², this is to suit the modern day farming practice and equipment and allow for the growing number of livestock on the holding.

This proposal will assist the farm to be economically viable.

The existing building to be replaced is run-down, impractical for the modern day farming practice and is beyond economical repair.

Use of proposed building

The existing building to be replaced is impractical for use and is beyond economical repair.

There is not sufficient enough room in the existing buildings to house the ever increasing stock levels and to store the fodder and implements required to manage the holding.

Due to the state of the existing building to be replaced and as a result of there being insufficient room in the existing buildings the applicant is fully aware of the inadequate housing and storage facilities available.

This proposed replacement building will be used to lamb sheep. These sheep and lambs will be loose housed on a solid floor. This building will also be used to store fodder and implements.

This building will accommodate the required stocking densities and storage space and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Shelter should be provided for sheep especially in cold, wet, windy weather, at lambing and after shearing. Very young lambs are particularly susceptible to hypothermia in cold wet weather.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

FABBL requirements state that the space allowance for loose-housed sheep on a solid floor during pregnancy is a minimum of 1.2m² - 1.4m² and 2.0m² - 2.2m² after lambing with lambs at foot up to six weeks of age.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Where possible, pregnant ewes should be kept in groups of less than 50 to allow for better individual recognition and attention at lambing time.

This building will also be used to store Heston bales of hay. 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 a tractor, trailer and general agricultural equipment required to run the holding. This building will provide a secure storage area and enable the equipment to be kept out of view.

Siting

This proposed steel framed building will replace an existing wooden barn as shown on drawing No. 1169-003.

The existing building to be replaced is rundown, impractical for the modern day farming practice and is beyond economical repair.

Scale
The applicant wishes to replace an existing run down wooden barn with a floor area of 162.23m² with a steel framed agricultural building being 18.288m long x 18.288m wide x 3.658m high to eaves (floor area: 334.45m²).

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

Landscaping
The holding already benefits from 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. 1416-003 this building will incorporate a box profile steel sheeted roof, coloured Olive Green (12B27) and GRP rooflights.

Vertical cladding down 2.858m below eaves level to both side elevations and both gables to be box profile steel sheeted roof, coloured Olive Green (12B27).

All roof and vertical joints will be made good with matching pressed metal flashings.

Below cladding to be pre-stressed concrete stockwall panels (100mm thick).

The east gable elevation will incorporate 2 No. doors openings.

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.

The design of the building is specific for the wellbeing of the animals kept therein.

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 Bank. Caverswall Common.

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