

# **AGRICULTURAL BARN, RED LANE**

Agricultural Barn, Land at East View, Red Lane, CW12 3QG

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION

APRIL 2021

**ARKHI Architects Ltd**

The Sorting House, 6 Mill Street, Congleton, Cheshire, CW12 1AB

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## SUPPORTING DRAWINGS + REPORTS

### EXISTING

- |                   |                    |               |
|-------------------|--------------------|---------------|
| • AR-E-100-ST-001 | Location Plan      | <b>1:1250</b> |
| • AR-E-100-ST-002 | Existing Site Plan | <b>1:200</b>  |

### PROPOSED

- |                   |                     |              |
|-------------------|---------------------|--------------|
| • AR-P-100-ST-001 | Proposed Site Plan  | <b>1:200</b> |
| • AR-P-100-00-001 | Proposed GF Plan    | <b>1:100</b> |
| • AR-P-100-RF-001 | Proposed Roof Plan  | <b>1:100</b> |
| • AR-P-200-XX-001 | Proposed Elevations | <b>1:100</b> |
| • AR-P-200-XX-002 | Proposed Elevations | <b>1:100</b> |

# 1.0 INTRODUCTION

This Design & Access Statement provides supporting information for the proposed Agricultural Barn on Red Lane. This document should be read in conjunction with the supporting plans, drawings and document submitted with this application.

The clients have appointed Arkhi to prepare and submit an application for an Agricultural Barn on Red Lane. The Agricultural Barn will be used for the storage of various farming machinery and animal feed, in order to work and maintain the land on which it will be sited.

## 2.0 PROCESS

### 2.1 SITE APPRAISAL

The site is in a rural location approximately 10 minutes from the town of Congleton. The plot occupies land at East View situated just off Red Lane sitting slightly above road level.

The client owns approximately 1 acre of land for agricultural use and this is currently used for livestock. The clients dwelling is some 60m from the application site, and this dwelling has a further 1 acre of curtilage land. In addition, the client also rents some farmland nearby.

Presently feed and bedding for the livestock is kept at the house which is an inconvenience. The client also has intentions to expand their flock onto their nearby land that they rent and require storage for a quad bike and tractor for management of this. Furthermore, at lambing time the client requires agricultural accommodation close to their home and the barn will provide this.

In order to maintain these agricultural operations, the client requires a safe and secure storage area which will allow goods and equipment to be locked away and protected from poor weather.

## 3.0 Design

### 3.1 USE

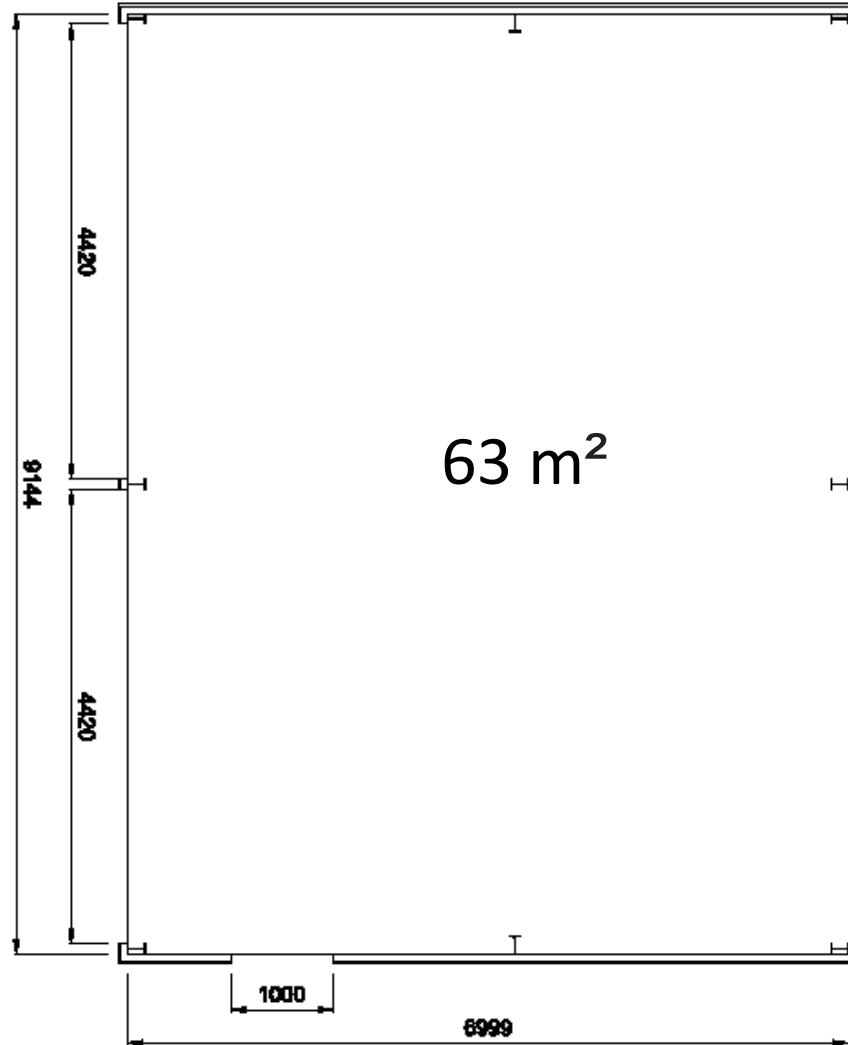
The proposal will provide the client with much needed storage for their farming machinery and livestock feed as well as a place to house their flock during lambing season.

The barn will be positioned on to the north west corner of the site, as this allows the building to be screened by vegetation in this area, and allows the client to make use of the existing access gate, which will allow them to easily get agricultural vehicles on and off the site, in order to access the agricultural land that they rent nearby.

### 3.2 AMOUNT

#### Proposed Footprint

|                        |                   |
|------------------------|-------------------|
| Ground Floor Footprint | 63 m <sup>2</sup> |
|------------------------|-------------------|





### 3.3 SCALE

The proposed Agricultural Barn considers the surrounding context ensuring it is an appropriate scale to prevent it from seeming to imposing on the existing landscape.

The size of the proposed barn is reflective of its intended purpose;

- Store for hay and straw
- Secure store for quad bike and tractor
- Safe place close to clients dwelling for use during lambing season

The plot makes use of the existing track leading up to it from roadside providing easy access in and out of the site. This will allow the client to easily get a tractor and quad bike from the site to the nearby land that they rent, for farming purposes.

The proposed Agricultural Barn in relation to the plot is detailed on the diagrams on this page.

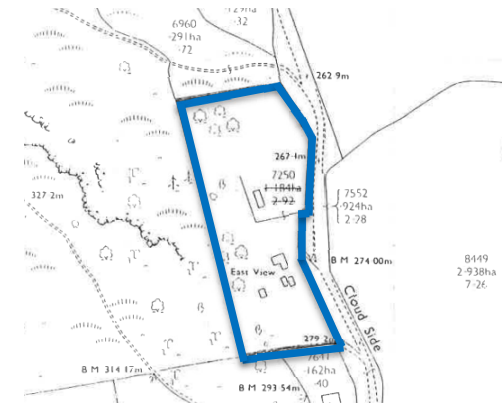
Ownership Boundary



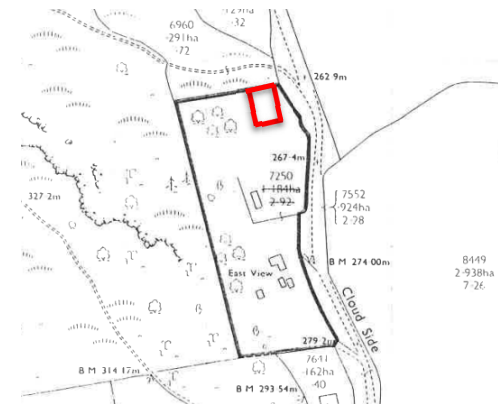
Application Boundary



Existing Boundary



Proposed Agricultural Barn Plot



### **3.4 MATERIALS / APPEARANCE**

In order to reflect other agricultural buildings in the area, the agricultural barn will be clad in profiled metal sheeting. This will provide a durable and low maintenance finish.

## 4.0 ACCESS

As existing.

## 5.0 CONCLUSION

We have prepared this application on behalf of our client to enable the provision of a robust but sympathetic building that meets the storage requirements for managing and working the plot of land in which it will sit on.