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Design & Access Statement

Proposal: Agricultural general purpose replacement building
Site Reference: Mr P & J Anderson, The Stables, Cowdale, Buxton. SK17 9SE

Character appraisal

This holding is located west of King Sterndale and north-east of Harpur Hill in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 9 acres (2½ acres at The Stables, Cowdale and 6½ acres at Red Gap Lane, Buxton). This farmland is currently used to rear and lamb sheep and to produce fodder. The field boundaries in this area comprise of stone walls.

Amount of development

The applicant wishes to replace an existing 9.900m long x 6.700m wide x 3.500m high mono slope stone agricultural building and a 5.800m long x 4.600m wide x 2.000m high stone agricultural lean to building (total floor area: 93.01m^2) with a 10.668m long x 10.058m wide x 4.000m high (floor area: 107.30m^2) steel framed agricultural apex building.

The additional floor area created by this development will be 14.29m^2, this is to suit the modern day farming practice and equipment.

The floor area of this building will be of an open plan type design and livestock will be loose-housed.

This proposal will assist the farm to be economically viable.

The existing mono slope and lean to stone buildings to be replaced are run-down, impractical for the modern day farming practice and are beyond economical repair. Since application No. HPK/2008/0683 part of the existing building roof was blown off in a gale, it was very fortunate that a steel tie rod off the electricity post adjacent actually prevented the roof from landing on his neighbours Transit Van and his £33k Camper Van. The roof landed within 1m of these.

Without the building being roofed and made water tight the applicant would have to consider temporary sheeting, something he really doesn't want to do.

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Use of proposed building

The applicant currently farms approximately 9 acres. This land is split into two blocks; 2½ acres at The Stables, Cowdale and 6½ acres at Red Gap Lane, Buxton. The land at Red Gap Lane is 1-mile north of the land at Cowdale as indicated on drawing No. 835-004, this land has been gained since application No. HPK/2008/0683 and is being rented for the foreseeable future (confirmation of rental agreement is attached).

In application No. HPK/2008/0683 the applicant owned 3½ acres at Beighton Road, Sheffield. S13 7PQ. This land was sold by auction in July 2009. Since then the applicant has been looking to find at least a further eight to ten acres as close to The Stables, Cowdale as possible but at present has been unsuccessful.

As a result of the applicants ever expanding business he requires this replacement building to house and lamb sheep and to store fodder and implements.

At present the applicant currently houses sheep and stores fodder in the existing run-down stone buildings to be replaced however these buildings are impractical for the modern day farming practice and are beyond economical repair.

Due to the state of the existing buildings to be replaced the applicant is fully aware of the inadequate housing and storage facilities available.

This proposed replacement building will continue to be used to house approximately 12 head of sheep. These sheep will be loose housed on a solid floor.

This replacement building will accommodate the required stocking densities and ensure good farm/stock management with easily maintained clean and hygienic conditions. These buildings 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.

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.

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This replacement building will also be used to store conventional 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.

The applicant produced approximately 450 conventional bales of hay off the land at Beighton Road, these bales were then transported back to the land at Cowdale. Due to this land being sold the applicant now buys the hay in from an alternative source.

In addition to the above this replacement building will also be used to store implements in which are currently left outside exposed to the elements. This replacement building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor and trailer and general sheep handling equipment required to manage the holding. This replacement building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Due to the existing building at The Stables being impractical for the modern day farming practice the applicant is unable to store all his implements within the building. As a result the applicant currently stores a tractor and flat trailer at a near-by relations farm for security reasons.

Concerns were expressed during application No. HPK/2008/0683 regarding the use of the building for the applicant's son's contracting business. We can confirm that this replacement building will ***not*** be used for the applicant's son's contracting business.

The rubble removed from the rear of the existing building was removed using the applicant's son's little digger. This digger was solely used for this purpose and is kept at Toply Pike Quarry.

Siting

This proposed steel framed building will replace an existing run-down mono slope and lean to stone building. These buildings are impractical for the modern day farming practice and are beyond economical repair. Since application No. HPK/2008/0683 part of the existing building roof was blown off in a gale.

The existing stone building to be replaced is set 1.000m away from the eastern land boundary. The applicant proposes to construct this proposed replacement building 7.572m away for the eastern land boundary. The applicants previous applications (HPK/2008/0683 & HPK/2009/0406) included for a lean to building, the applicant has allowed enough space between the existing stone wall and proposed building for a lean to building in the future. This lean to building would be applied for at a later dale once the applicant has got the justification to warrant the extra building floor area.

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

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Scale
The applicant wishes to erect a steel framed agricultural building 10.668m long x 10.058m wide x 4.000m high to eaves level (floor area: 107.30m²). The additional floor area created by this development will be 14.29m², this increase is to suit the modern day farming practice and equipment.

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. 835-001 this replacement building will incorporate a fibre cement sheeted roof coloured Slate Blue (18B29) incorporating 4 No. roof lights and a vented ridge. A sample of this roof sheeting is enclosed.

Vertical cladding down 2.100m below eaves level to be treated Ship Lap boarding.

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

Below cladding to be a stone wall. Stone to be reclaimed from the existing stone buildings to be replaced.

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.

The south gable elevation will incorporate a sliding door to suit an opening 3.658m wide x 3.658m high.

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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 this 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 an unclassified road. This road runs southwards from A6 to A515.

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

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