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Design & Access Statement

Proposal: Agricultural building to house livestock & to store fodder & implements
Site Reference: Mr M Smith, Lakeside, Combs Road, Chapel en le Frith, High Peak. SK23 9UW

Character appraisal

This holding is located south west of Chapel en le Frith and north of Combs in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 2 acres at present but the applicant is looking to rent a further 10 acres located across the road from Lakeside. This farmland is currently used to rear and lamb sheep and to produce fodder. The field boundaries in this area comprise of hedgerow.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 125.42m². 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.

Use of proposed building

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

At present the applicant currently stores fodder in the existing adjacent building however this building is run-down, impractical for the modern day farming practice and is beyond economical repair.

Due to the state of the existing building the applicant is fully aware of the inadequate housing and storage facilities available. The applicant is finding it increasingly difficult and impractical to manage this land without a practical building.

This proposed building will be used to house and lamb 10 head of sheep. These sheep will be loose housed on a solid floor.

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

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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.

This building will also be used to store bales of hay produced of the applicants land. 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 secure building will also be used to store implements in which are either currently left outside exposed to the elements or stored at Lane End Farm, Combs (under a good will gesture) and have to be transported to Lakeside which is impractical, time consuming and not cost effective. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor, topper, mower and sheep handling equipment required to manage the holding. This 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 Lakeside 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 implements at a near-by farm for security reasons.

Siting
As indicated on drawing No. 979-001 this proposed steel framed building is set 4.572m south east of the existing building. 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 13.716m long x 9.144m wide x 4.267m high to eaves level.

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

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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 shown on drawing No. 979-001 this building will incorporate a factory coated coloured fibre cement sheeted roof coloured Juniper Green (12B29) incorporating 6 No. GRP roof lights.

Vertical cladding down 2.438m below eaves level to be polyester coated box profile steel sheeting coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be a concrete block wall.

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 north west gable elevation will incorporate a roller shutter door to suit an opening 3.658m wide x 3.658m high. This elevation will also incorporate a personnel door.

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.

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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 Combs Road, Chapel en le Frith.

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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