

EL MOUNT & CO LTD

SWALLOW HILL FARM

PROPOSED AGRICULTURAL BUILDING

1.0 DESIGN AND ACCESS STATEMENT

1.1 In May 2006, the Government introduced changes to the planning application process in order to improve development quality. As a result, planning applications now require the inclusion of a 'Design and Access Statement', the nature and level of which should reflect the type of development and the complex issues that arise from the application. The information so required is set out below and has been prepared in accordance with advice contained in the guidance document produced by CABE – *Commission for Architecture and the Built Environment*.

1.2 Response to context

For some time there has been a decline in agriculture in Britain due mainly to high internal costs and the relatively low cost of imports. Therefore, it is important to ensure that the indigenous industry is supported. EL Mount & Co Ltd is a small, family farming business. The main agricultural activities are cattle and sheep rearing for the local market. The proposal is to construct a building to be used to house livestock.

1.3 Amount

The proposed building will be single storey with a metal frame comprising 6 x 5m bays. The rear and side elevations will have blockwork walls with timber space boarding above. The roof will be monopitch sloping toward the rear with a short, cantilevered overhang at the front. This will provide a dry and safe environment in proximity to the main farmstead.

1.4 Use

The development comprises one building to be used for agricultural purposes in keeping with the agricultural use of the farm.

1.5 Layout

The propose dwelling is to be constructed as close to the farmstead as is practical, given the existing farm buildings located in this part of the farm. The building lies parallel to Swallow Hill Road in order to take advantage of the screening provided by the existing hawthorn hedge along the road.

1.6 Scale

The single storey, detached building will be approximately 30m wide x 10m deep and 3.2m in height.

1.7 Appearance

In keeping with other agricultural buildings nearby, the proposed building will be constructed using blockwork and timber spaceboard walls and a monopitched, steel profile roof. The front of the building will be open.

The location of the building takes advantage of the existing screening provided by the existing hawthorn hedge.

1.8 Access

The site is located on Swallow Hill Road which presently serves two private dwellings, a range of farm buildings and access to agricultural land. Access to the building will be from the existing access serving the farm. This will also accommodate pedestrian movements to and from the farmhouse and other farm buildings.

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