Design and Access Statement with Heritage Statement

for

Erection of agricultural portal framed storage building
Annat Royd Farm, Spicer house Lane, Ingbirchworth, Sheffield, S36 7GG

For

Richard Dickinson of A.Dickinson and Sons

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1. Location

Annat Royd Farm is a working agricultural/Dairy dwelling. It is surrounded by privately owned farmland on all sides. The land is divided by dry stone walling and hedgerows.

It is within the green belt. Within the site is a Listed Farmhouse (English Heritage List Entry 1151113) and a Listed L Shaped Barn (English Heritage List Entry 1191415). It does not form part of a conservation area.

2. Existing Uses

The site for the proposed storage building is currently used as a hard standing storage area. Immediately east is an existing similarly sized storage facility. To the south is a larger storage building. To the south east is the Listed Farmhouse and L shaped Barn. There is also a line of six/seven mature trees which would act in shielding the new build from any view from the passing Spicer House lane. It is accessed by a private road leading to the farm, which leaves the main public route at Spicer house lane. The farm is at least 200m from this route, which is part of a bus route. There is no public access to the farm. Adjacent to the site are the client's dwelling, a stone barn and other agricultural facilities.

3. Heritage Statement

The building is proposed within the setting of two listed buildings as detailed above. These buildings form a courtyard setting that will not be affected by the proposed building.

Tony Wiles (Listed Building Officer) has visited the site to discuss the proposals with the Client. The Client originally proposed that the building be sited adjacent to the L Shaped Barn which would have fully obscured the rear elevations of both Listed Buildings. Following discussions with Mr Wiles, the proposed storage building has been sited further from the Listed buildings. This results in their setting being significantly less affected by the proposed building. Furthermore, the Listed Farm buildings remain visible when approaching the cluster of Farm Buildings.

4. Clients' Requirements

The requirement is for a storage facility which the client can use for storing approximately 35 tonnes of ammonium nitrate, with which the client can fertilise the surrounding agricultural land (seasonal), farm machinery and wrapped straw bales.

The space adjacent to the site is large enough to be used for parking of farm vehicles or further outdoor storage. There is also enough space for turning.

5. Proposals

The Client proposes to erect a portal framed storage building to house ammonium nitrate. The proposed building has a 12.2m x 9.15m footprint.

The proposals are in keeping with the use of agricultural land within the green belt.

6. Surrounding natural environment and wildlife

The proposals do not require removal of any trees, nor will the proposed foundations encroach on any surrounding green or grassed area or require the demolition or alteration of any building at the site.

7. Neighbouring Dwellings and Buildings

The proposed structure is similar in scale to the surrounding storage buildings.

The farm is not overlooked by anyone, and the nearest inhabited dwelling stands at least 500m away, and is shielded by thick mature trees. This dwelling is also owned by the applicant. Any other neighbouring dwellings are sufficiently distanced away to be unaffected by construction or indeed completion of the proposed structure.

8. Access for Construction and building use

The erection of the structure itself will not adversely affect the existing access to the dwelling, or the flow of traffic along Spicer house lane. Accommodation of construction machinery will involve use the surrounding land of the farm, and the space next to the site. The site sits to the left of the access road to the existing dairy unit, but will not hinder access to this as the space next to the site can be used as storage for building materials during construction.

9. Materials

Intended materials for the build include fibre cement corrugated sheets for the roof appropriate for this type of building.

The upper section will be clad in dark green plastic coated tin sheets with timber Yorkshire boarding over. The lower section of the walls will be made from pre-cast concrete blocks/panels.

Security will be provided by a galvanised steel/tin roller shutter, which will be locked upon closing when not in use.

Roof lights will be incorporated in this roof structure.