



Design & Access Statement

Proposal: Agricultural building to house livestock

Site Reference: R Seels & Son, Highgate House Farm, Dearne Valley Parkway, Goldthorpe, Rotherham. S63 9EY

Character appraisal

This holding is located west of Goldthorpe in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 500 acres in total with 65 acres being located at Highgate House Farm. This farmland is currently used to rear approximately 400 head of cattle 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 445.93m². The floor area of this building will be of an open plan type design.

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 feed cattle. These cattle will be loose housed on a solid floor.

The applicant currently farms 400 head of cattle including young-stock. There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing facilities available.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The Welfare of Farmed Animals (England) Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 13, states that:

- air circulation, dust levels, temperature, relative humidity and gas concentrations shall be kept within limits which are not harmful to the animal

All new buildings should be designed with the animals' comfort in mind, and with the aim of preventing respiratory diseases. The buildings should provide enough ventilation throughout the year for the type, size and number of stock to be housed in them.

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FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.4m² for 300kg cattle, 3.8m² for 400kg cattle, 4.2m² for 500kg cattle, 4.6m² for 600kg cattle and 5.0m² for 700kg cattle.

The design of a dairy unit is a complex equation, bringing together the needs of cow and work-force to attain efficiency and output. The dairy unit should provide an environment easy to manage and give facilities to aid the management.

Stress and discomfort will lead to a reduction in the productivity of the cow and adversely affect the potential return. Advances in breeding are all too often over-ridden by poor housing and therefore full potential is rarely achieved.

This building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

Siting

This proposed building will connect to an existing building along one gable as shown on drawing No. 957-001. 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 24.384m long x 18.288m wide x 4.877m high to eaves level.

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. 957-001 this building will incorporate a Natural coloured fibre cement sheeted roof to match existing.

Vertical cladding down 3.048m below eaves level to the east side elevation to be dark stained treated Yorkshire boarding to match existing.

Vertical cladding down 3.048m below eaves level to the north gable elevation to be polyester coated box profile steel sheeting coloured Vandkye Brown (08B29) to match existing.

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

Below cladding to be pre-stressed concrete panels to match existing.

Along both sides 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.

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.

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 the Hollygrove Roundabout, A635, Goldthorpe.

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