



Design & Access Statement

Proposal: Agricultural building to house livestock and to store fodder
Site Reference: Mr M Shirt, Rowling House Farm, North Lane, Cawthorne, Barnsley. S75 4AF

Character appraisal

This holding is located south west of Cawthorne in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 20 acres. This farmland is currently used to rear 20 head of cattle and to produce fodder. The field boundaries in this area comprise of hedgerow and stonewalls.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 301.01m². The floor area of this building will be split into two sections via an internal wall. Section one will be used to house cattle. These cattle will be loose-housed. Section two will be used to store fodder.

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. This building will also be used to store fodder.

The applicants existing buildings are run-down, impractical for the modern day farming practice and are beyond economical repair.

Due to the state of the existing buildings the applicant is fully aware of the inadequate housing and storage 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

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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.

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.

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.

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.

A feed barrier will be constructed to allow free and easy access to the food and prevent cow aggression and injury. Individual feeding space of 700mm per cow will be provided to aid grouping and management. The cow will be capable of demonstrating a natural grazing stance.

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

This building will also be used to store bales of hay and straw. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

This building will meet present day welfare requirements and ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Siting

As shown on drawing No. 930-001 this building is set 3.000m away from the south east and south west field boundary. 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 27.432m long x 10.973m wide (including a 1.829m wide canopy) x 4.267m 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. 930-001 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating 12 No. GRP roof lights and a vented ridge.

Vertical cladding down 2.438m below eaves level to treated Yorkshire boarding. All roof and vertical joints will be made good with match barge board.

Below cladding to be a pre-stressed concrete panelled 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.

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.

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 North Lane, Cawthorne.

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