

Design & Access Statement

Proposal: Agricultural building to incorporate a milking parlour, collecting yard and dairy

Site Reference: J Darwin & Sons, Cranberry Farm, Carnberry Road, Penistone, Sheffield. S36 8FB

Character appraisal

This holding is located south of Penistone in a rural area. The land and buildings are being used for fundamental agricultural processes. This farm extends to approximately 330 acres. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of stonewalls.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 487.74m².

As shown on drawing No. 845-001 the floor area of this building will be split into areas to incorporate a milking parlour, collecting yard, dairy and holding area.

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 incorporate a milking parlour, dairy and collecting yard for cattle.

The applicant currently farms approximately 150 dairy cows and 130 followers on his 330 acre holding.

The applicant requires this building to re-design and replace the existing dairy/parlour layout, which in turn will make the farm more manageable and efficient.

The existing dairy/parlour layout is becoming increasingly unsuitable for the modern day farming practice and the applicant's stock numbers.

There is not sufficient enough room in the existing buildings to expand or modernise his existing dairy/parlour layout.

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.

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.

The collecting yard area will incorporate a slatted floor with a 2.438m deep underground slurry store for two bays. This will assist the applicant in complying with the NVZ regulations for manure storage.

Siting

As shown on drawing No. 845-002 this proposed building is located north-west of the existing buildings. This building is set 7.010m north of the existing livestock building.

We feel this building has been positioned in the most practical location.

Scale

The applicant wishes to erect a steel framed agricultural building 32.004m long x 15.240m wide x 3.658m 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. 845-001 this building will incorporate a Natural coloured fibre cement sheeted roof incorporating 28 No. 1.524m long GRP roof lights and a vented ridge.

Vertical cladding down 1.829m below eaves level to be polyester coated box profile steel sheeting. All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

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 south-west side elevation will incorporate a sliding door to suit an opening 4.572m wide x 3.353m high.

The south-east gable elevation will incorporate a sliding door to suit an opening 4.572m wide x 3.353m high and a sliding door to suit an opening 3.048m wide x 3.048m high.

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 livestock.

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 Cranberry Road, Penistone.

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