



Design & Access Statement

Proposal: Agricultural building to handle cattle & to store fodder & implements
Site Reference: The Bells Steakhouse Ltd, Land off Blacker Green Lane, Silkstone, Barnsley, S75 4NF

Character appraisal

This holding is located south of Silkstone in a rural area. The land and building is to be used for fundamental agricultural processes. This holding extends to approximately 28 acres. The field boundaries in this area comprise of hedgerow and trees.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 209.03m². The floor area of this building will be of an open plan type design.

This proposal will assist the business to be economically viable.

Use of proposed building

The applicant wishes to purchase several cattle to fatten and then use in his own restaurant The Bells Steakhouse in Silkstone.

This building will generally be used for storing fodder and implements, but will occasionally be used for cattle handling such as for vaccinations, TB testing, general health checks etc.

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.

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.

There are no other buildings on site to house and feed cattle and also to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate housing and storage facilities available.

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.

In addition to the above this building will also be used to store implements instead of storing them outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include tractors and grass maintenance machinery and general agricultural machinery required to manage the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

Siting

This building is set in the south eastern corner of the field for ease of access from Blacker Green Lane as shown on drawing No. 1183-003. This is for ease of the farming process.

The applicants main dwelling is situated approximately 350m south down Blacker Green Lane, Lakeside View.

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

Scale

The applicant wishes to erect a steel framed agricultural building 22.860m long x 9.144m wide 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 shown on drawing No. 1183-001 this building will incorporate a factory coated coloured fibre cement sheeted roof coloured Juniper Green (12B29).

Vertical cladding down floor level using box profile steel sheets, coloured Juniper Green (12B29) concealed on the inside of the building behind the cladding will be 2.000m high concrete stockwall panels. All roof and vertical joints will be made good with matching barge board.

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.

1 No. gable elevation will incorporate a roller shutter door to suit an opening of 4572mm wide x 3658mm high and 1 No. personnel door.

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 can be gained to this building from Blacker Green Lane, Silkstone.

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