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Design & Access Statement

Proposal: Agricultural replacement building to store crops & implements and pack vegetables
Site Reference: Mr R Field, Pinfold Farm, Haigh Lane, Hoyland Swaine, S36 7JJ

Character appraisal

This holding is located in Hoyland Swaine in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to 28 acres. This farmland is currently used growing vegetables and potatoes. The field boundaries in this area comprise of hedgerows.

Amount of development

The applicant wishes to replace 4 No. existing run-down buildings (floor area: 184m² approximately) with a steel framed agricultural building (floor area: 133.77m²). The floor area of this building will be of an open plan type design.

The existing buildings to be replaced is run-down, impractical for the modern day farming practices and is beyond economical repair.

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 replacement building to store crops and implements and to use as a vegetable packing area when required.

Over the past couple of years the potato crops have been badly affected by frost when stored as the current buildings have no insulation to protect them from the cold weather.

The existing buildings to be replaced are run-down, impractical for the modern day farming practices and are beyond economical repair. There is not sufficient enough room in the existing buildings to store the crops produced and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

This proposed replacement building will be used to store the potatoes and be a secure storage area for implements as robberies of farming machinery has risen significantly in the area over recent years.

In addition to the above this building will also be used to store implements in which are currently left 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 a tractor, trailer, topper and general agricultural equipment required to run the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Siting
This proposed steel framed building will replace 4 existing buildings as shown on drawing No. 1263—002. These buildings are run-down, impractical for the modern day farming practices and are beyond economical repair.

This proposed replacement building will be in the same area as the existing buildings.

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

Scale
The applicant wishes to replace 4 existing buildings with a steel framed building being 10.972m long x 12.192m wide x 2.743m high to eaves level (floor area: 133.7m²).

We feel the scale and appearance of this replacement 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. 1263-003 this building will incorporate a composite box profile steel sheeted roof, coloured Juniper Green (12B29).

Vertical cladding down to floor level will be composite box profile steel sheeted roof, coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching flashings.

The south east gable elevation will incorporate a sectional overhead door to suit an opening 3.658m wide x 3.048m high and a personnel door. The north east gable elevation will also incorporate a personnel/exit door.

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.

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 Haigh Lane.

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