



Design & Access Statement

Proposal: Agricultural building to store grain

Site Reference: Mr S White, Northorpe Farm, Hermit Hill, Wortley, Sheffield, S35 7DF

Character appraisal

This holding is located north of Wortley in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 186 acres. 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 250.84m². The floor area of this building will be of an open plan type design.

An old storage tank will be removed as this is now 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 building to store grain.

This grain is produced off the applicants own land. The average yields on the farm are still growing, therefore the requirements for additional high quality storage increase.

There is not sufficient enough room in the existing buildings to house the livestock and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available.

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

Siting

This proposed building will be site to the north of the holding as shown on drawing No. 1327-001. 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 18.288m long x 13.716m 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 indicated on drawing No. 1327-003 this building will incorporate a Natural coloured fibre cement sheeted roof. This building will incorporate no roof lights.

Vertical cladding down 2.438m below eaves level to be polyester coated box profile steel sheeting coloured Goosewing Grey (10A05) to match the existing buildings. All roof and vertical joints will be made good with matching barge board.

Below cladding to be a pre-stressed concrete panelled wall.

The south east gable elevation will incorporate a roller shutter door to suit an opening of 4.267m wide x 4.267m high.

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 Well House Lane which is accessed of Hermit Hill Lane, Wortley.

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