ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD
SPECIALISTS IN STEEL FRAMED BUILDINGS

# Design & Access Statement

**Proposal: Agricultural building to store fodder**
**Site Reference: R Seels & Son, Highgate House Farm, Dearne Valley Parkway, Goldthorpe, Rotherham. S63 9EY**

## Character appraisal

This holding is located west of Goldthorpe in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 500 acres in total with 65 acres being located at Highgate House Farm. This farmland is currently used to rear approximately 400 head of cattle and to produce fodder. 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 459.87m². The floor area of this building will be of an open plan type design.

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 fodder.

There is not sufficient enough room in the existing buildings to house the stock levels 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 be used to store bales of straw. Due to there not being sufficient enough room in the existing buildings the applicant has to use wrapped bales, 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 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 building is located 12.192m east of the existing buildings as shown on drawing No. 906-002. This is for ease of the farming process.

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

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**Scale**
The applicant wishes to erect a steel framed agricultural building 27.432m long x 16.764m wide x 4.877m 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. 906-001 this building will incorporate a Natural coloured fibre cement sheeted roof.

Vertical cladding down 3.048m below eaves level to the east side elevation to be treated Yorkshire boarding.

Vertical cladding down 3.048m below eaves level to the north gable elevation and down to eaves level only to the south gable elevation to be polyester coated box profile steel sheeting coloured Vandkye Brown (08B29).

All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

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.



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**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 the Hollygrove Roundabout, A635, Goldthorpe.

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



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