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Design & Access Statement

Proposal: Twin span agricultural building to store fodder & implements
Site Reference: Mr H Smith, Home Farm, Carlecotes, Sheffield. S36 4TD

Character appraisal

This holding is located south-east of Carlecotes and north-east of Dunford Bridge in a rural area. The land and buildings are being used for fundamental agricultural processes. This farmland is currently used to rear sheep and to produce fodder. The holding extends to approximately 1800 hectares. The field boundaries in this area comprise of stone walls.

Amount of development

The applicant wishes to erect a steel framed twin span agricultural building. The applicant proposes to erect this building in two phases due to financial reasons. The floor area created by Phase I will be 250.84m². This Phase will cover an existing silage clamp. The floor area created by Phase II will be 167.22m². The total floor area created by this development will be 418.06m². The floor area of this twin span building will be of an open plan type design.

This proposal will assist the farm to be economically viable.

Use of proposed twin span building

As a result of the applicants ever expanding business he requires this twin span building to store fodder and implements.

At present the applicant currently stores wrapped bales of hay and grass silage (produced of the applicants own land) in the existing clamp, by providing a roof over the existing clamp the applicant will be able to reduce the use of plastics therefore creating a more environmentally friendly holding.

This twin span building will be used to store Heston and round bales of hay (produced of the applicants own land) and straw.

In addition to the above this twin span building will also be used to store implements in which are currently left outside exposed to the elements. This twin span building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include tractors, trailers, spreader, mower and general agricultural equipment required to run the holding. This twin span building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

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

Siting
This proposed steel framed twin span building will cover an existing clamp. The existing clamp floor slab will be incorporated within the proposed twin span building. This twin span building will be dug into the existing ground level as shown on drawing No. 738-001.

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

Scale
The applicant wishes to erect a steel framed agricultural twin span building 18.288m long x 22.860m wide x 4.267m high to eaves level. This building will comprise of two spans. Span I will be 13.716m wide and Span II will be 9.144m wide.

We feel the scale and appearance of this twin span 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. 738-001 this twin span building will incorporate a Natural coloured fibre cement sheeted roof incorporating 16 No. GRP roof lights.

Vertical cladding down 2.438m below eaves level to be treated Yorkshire lap boarding.

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

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

The south-east gable elevation will incorporate a roller shutter door in Phase I to suit an opening 6096mm wide x 4267mm high.

The south-east gable elevation will incorporate a roller shutter door in Phase II to suit an opening 4572mm wide x 4267mm high.

The existing clamp floor slab will be incorporated within the proposed twin span building

We feel these materials will blend into the existing landscape without having an adverse effect.

This twin span 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 Brook Hill Lane, Carlecotes.

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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