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Design & Access Statement

Proposal: Agricultural building to securely store implements and machinery and winter housing for livestock
Site Reference: Mr R Elmhirst, Round Green Farm, Round Green Lane, Worsbrough, Barnsley, S75 3DR

Character appraisal

This holding is located south of Barnsley in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 107 acres in total with the addition of some of the deer grazing on 100 acres at Stainborough Park currently managed by the National Trust. The farmland is currently used to rear deer and to produce fodder. The field boundaries in this area comprise of hedgerow.

This holding is a deer farm selling prime venison.

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 278.71m². The floor area of this building will be of an open plan type design.

The floor area of the existing building to be demolished is 83.61m^2 so the total new floor area will be 195.10m².

This proposal will assist the holding to be economically viable and assist in reducing thefts from site.

Existing Building

The existing building to be demolished is not large enough to store the implements required within it and it is also designed as straw barn with open sides, so is not secure.

Use of proposed building

As a result of the multiple thefts from the property recently (despite CCTV) the applicant wishes to replace the existing smaller building with a more useful larger building, with an increase secure storage space of 195.10m². This building will also be used as additional housing space for the deer mainly during winter months.

This building will primarily 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, trailers 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.

The previous years calves are held until marketing prospects are right, usually between December and March, so in the winter months if the weather conditions are bad up to 100 adults, 190 calves and 150 yearlings may require housing.

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

Siting

This building has been positioned north of the existing buildings as shown on drawing No. 1417-002.

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 12.192m wide x 3.048m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Should lighting be required within the building it will be of low wattage LED's.

Landscaping

This site already benefits from a mature tree line and hedgerow and will shield the building from view of the surrounding countryside.

Appearance

As shown on drawing No. 1417-003 this building will incorporate a box profile steel sheeted roof, coloured Juniper Green (12B29) and incorporate GRP roof lights.

Vertical cladding down 2.134m below eaves level to both side elevations and both gables to be box profile steel sheeting, coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be pre-stressed concrete panels.

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.

The south gable elevation will incorporate a roller shutter door 6.096m wide x 3.075m high.

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 Round Green Lane, Worsbrough.

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