

Design and Access Statement

NYM / 2013 / 0409 / FL 1

This application is for permission to construct a replacement building for a similar size existing building. To be use for the dairy herd at Grange Farm. Measuring 12m by 20m. With a total height of 7.5m on a Defra recommended roof pitch of 15% standard for livestock. This building is vital for the welfare of the herd and will allow special attention for cows at a high stress time prior to calving. With as many as 20 cows calving in a day and as many as 50 in a week this area is vital to the success of the business and the welfare of the livestock.

The existing building is of the same height width and length and has been in use for approximately 50 years. It has become tired and needs replacing and updating. This will improve the appearance of the farm.

Location

The location is adjacent to existing buildings at grange farm and makes use of existing access.

Design

The building is a standard portal frame agricultural building in keeping with existing buildings on the farm and extending the 5 bays of the existing building to make 7 bays in total. The roof will be sheeted in dark grey fibre cement sheets with clear sheets to provide light for the livestock. The walls will be grey concrete block at the bottom and green Yorkshire boarding at the top. The building will have a feed passage to the west.

Scale

Height. 7.5m with a standard Defra approved 15% roof angle for livestock.

Width. 20m

Length. 12m.

Area. 240m².

Access

Access by existing concrete roads.

Landscaping

Substantial landscaping and tree planting have taken place to screen all the buildings at the farm from the limited view points. This was approved in 2007 and the tree planting has been extended to screen the whole farm. This tree planting consists of 5000 whips and transplants of over 30 native species and 115 semi mature 3m to 7m trees. A further 1000 whips, transplants and semi mature trees will be planted in 2013/14.



Environmental Impact

It is aimed to limit any environmental impact, the positioning adjacent to existing buildings and within the tree planting limits its visual impact, keeping all developments in one area. No protected species or habitats will be disturbed by the proposed development.

Policy

This development complies with all national and local policies. Development Policy 12 and Design Guide 3 and 5 all support this development.

CO2 Exemption

The only power usage is low energy lighting which will only be used when needed. Meaning that this building is exempt from the 10 % CO2 rule. But a 34.2m 50 KW wind turbine is under construction.

Picture showing the building to be extended and the old building to be replaced marked with the red arrow.

