

Design and Access Statement

This application is for permission to construct a replacement building of the same size as existing buildings. To be use for the dairy herd at Grange Farm. Measuring 34m by 15m. With a total height of 8.5m on a Defra recommended roof pitch of 15% standard for livestock. This building is vital for the welfare of the herd and will improve the poor ventilation and problems of pneumonia and udder health that have been experienced in the unfit for purpose older buildings.

The existing buildings are of the same width and length and have been in use for over 50 years. It has become tired and needs replacing and updating. 50% of farm buildings are unfit for purpose and this is the case here. This will improve the appearance of the farm.

Location

The location is in-between existing buildings at Grange Farm and makes use of existing access and floor layout of the existing buildings.

Design

The building is a standard portal frame agricultural building in keeping with existing buildings on the farm and extending the 2 bays of the existing building to make 5 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 keep the central feed passage.

Scale

Height. 8.5m with a standard Defra approved 15% roof angle for livestock.

Width. 34m

Length. 15m.

Area. 510m².

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 between the 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 buildings to be replaced. The aerial photo shows the little impact on mass and height the single span has over a double span.

