DESIGN & ACCESS STATEMENT

Application for the Construction of a General-Purpose Agricultural Building
for Hay, Feed and Machinery Storage

1. Construction

The proposed building will consist of the following design aspects (Please refer to the attached plans and drawings for reference):

- Structure – Steel Portal Frame
- Roof – Grey Fibre cement roof sheet with roof lights
- Walls –Tanalised timber space boarding to eaves
- Floor – Hardcore floor

2. Amount of Development

As set out on the plans attached, the total footprint of the proposed building measures 12.2m x 18.2m = 224.48m^2. The proposed design incorporates eaves height of 3.6m and a maximum ridge height of 5.3m. In the context of modern farm buildings this is very modest.

3. Proposed Layout

The proposed position uses the existing topography and levels resulting in minimal impact to the surroundings and the landscape. The existing farm access does not require any alteration.

4. Scale

As described above, the footprint of the building is to be 12.2m x 18.2m = 224.48m^2.

5. Landscaping

It is anticipated that no landscaping will be required as the proposed development will utilise existing levels.

6. Access

There is an existing tarmac access onto the Trowbridge Road running north from the proposed site as can be seen on the Location Plan which will be used to access the proposed new building. There are no proposed changes to the highway entry/exit point and the site will utilise existing in field gates meaning no hedges will need to re altered.

7. Ecology

Based on a visual inspection, no protected species are known to inhabit or use the proposed site which is an improved field of pasture. No internal or external artificial lighting is proposed to minimise disturbance.

8. Maintenance and Waste

The building has been designed to make it practical and functional for modern farming and by using modern high-quality materials. This ensures that the structure requires little maintenance. However, the building has been designed to allow easy and safe access for any maintenance requirements. Any waste materials from the construction process such as crushed concrete that cannot be recycled will be disposed of to an approved facility.

9. Contamination Risks

No potential existing contamination has been identified.

10. Flood Risk

The site does not lie within any area of identified potential flood risk.

11. Other Material Considerations

Highway safety- The proposal would have no potential for adverse impact in highway safety. The existing highway access requires no improvement, and the current arrangement allows all vehicles sufficient space to ensure they are parked clear of the highway.

Within the site manoeuvring and parking facilities for all vehicles are currently sufficient and will continue to be to ensure all may enter and leave the site safely without prejudicing the safety and function of the existing highway fronting the site. As demonstrated on the location plans the site has adequate visibility splays in both directions being 185m west and 160m to the east from 2.4m back from the road edge.

APPENDIX 1 – Site Photos

Below – Drone Photo looking southeast showing approximate barn location in red and access route in blue

