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DESIGN AND ACCESS STATEMENT

SITE

Proposed new Building to create a Livestock Building at Mr M D Lloyd, Land at Ton Farm, Locksters Lane, Clifford, Hereford. HR3 5HQ.

BRIEF

To construct a steel portal frame extension to an existing building to create a Storage and General Purpose building.

STATEMENT

Construction

Steel portal frames offer a very economical way of constructing a building given that no internal walls are needed which might have been required to support any other structure type.

The roof will be of Marley Eternite, Natural Grey, Profile 6 fibre cement sheets and GRP rooflights to match existing.

Cladding – Polyester, Box Profile, single skin sheeting, Slate blue in colour

Dimensions

The width of the building will be 9.144m.

The height to eaves of the building will be 4.300m. The eaves height together with the roof pitch helps to reduce the rise and overall ridge height of the buildings.

The length of the building will be 9.144m. The length of the buildings has been calculated given the floor space required for the amount of Storage required.

Character

The proposed building is designed to match existing agricultural buildings within the farm and throughout the county. The use of Natural grey fibre cement roof sheets and Slate Blue sheeting are typical of these types of buildings.

Environmental Sustainability

The building will not be heated.

Rooflights have been proposed which will provide natural daylight and mean that no electric lighting will be required during daylight hours.

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There will be the need for a hardcore material under the floor of the building and on the surrounding hard standing areas. Where applicable and safe to do so, recycled material will be used to reduce the amount of newly quarried material. Recycled material will be sourced from the nearest accredited supplier.

Access

Access to the building itself is via either rolled stone or concrete where gradients do not exceed 1 in 20.

No thresholds will be constructed.

There is an existing route to the area of the proposed new building and will only require some repair to the existing surface once construction is complete. There will be some level space provided adjacent to the main access doors in order to allow sufficient space for manoeuvring farm machinery in order to access the building. No additional parking is required as a result of this development.

Landscaping

The principle has been set by an existing area used for agriculture machinery storage.

We propose to site the extension building in the position shown to keep the visual impact to a minimum, the building is sheltered by existing buildings to the South and applicants land to the North West and trees to the East thereby reducing the impact of the building to the surrounding countryside.

Landscaping

The buildings will sit within an existing area used for agriculture. There will be no detrimental affect to the landscaping which will serve to help protect the buildings during the winter months.

Waste Management

The construction of the buildings will not produce waste material and the waste produced from the use of the building will go into an existing waste management system.

Community Safety

Due to the nature of the development and its content we believe that crime will not be an issue and will therefore not have a detrimental effect on community safety in respect to Crime Prevention.

Movement

There will be very limited increase in traffic movements to and from the site as the applicants land surrounds the site area.