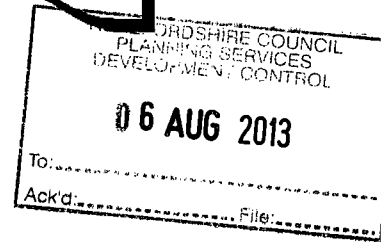


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**Design & Build  
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## DESIGN AND ACCESS STATEMENT



### SITE

Proposed extension to existing manure store: Brooklands Farm, Orcop, Hereford, Herefordshire, HR2 8ET.

### BRIEF

To construct a steel portal frame extension to an existing manure storage 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 Slate Blue - Marley Eternit Profile 6 fibre cement sheets, to match the existing building.

The sides will be of polyester coated box profile steel sheeting – Slate Blue.

#### Dimensions

The width of the building will be 15.24m.

The height of 5.97m to eaves together with the roof pitch helps to reduce the rise and overall ridge height of the building.

The length of the building i.e. 18.29m has been calculated given the floor space required for the amount of additional storage space required.

#### Character

The proposed building is designed to match agricultural buildings within the farm and throughout the county. The use of fibre cement roof sheets and slate blue sides are typical of these types of buildings.

#### Environmental Sustainability

The building will not be heated and as such is not constructed from insulated products.

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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The roof purlins and side rails are proposed in timber. All timber will be sourced from the nearest supplier and all timber will be Forest Stewardship Council (FSC) approved or similar to ensure all timber is taken from a sustainable source.

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

No thresholds will be constructed.

#### Landscaping

The building 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

Neither the construction of the buildings nor the use of the buildings will produce waste material.

#### 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.