

N / 101305 / CD



Property Service Section

DESIGN AND ACCESS STATEMENT

With supporting planning statement



REPLACE EXISTING BUILDING WITH LIVESTOCK BUILDING

At Highway Farm

Ocle Pychard

Hereford

HR1 3QH

Helen Beale

May 2010



INTRODUCTION

This design and access statement accompanies an application for planning permission to demolish the existing redundant building and replace with a steel frame livestock building. This statement should be read in conjunction with the following drawings

| Dwg. No | Title | Scale |
|---------|--|-------------|
| 1 | Location site | 1:2500 @ A4 |
| 2 | Application Site | 1:1250 @ A4 |
| 3 | Application Site | 1:5000 @ A3 |
| 4 | Block plan – existing | 1:500 @ A4 |
| 5 | Block plan – proposed | 1:500 @ A4 |
| 6 | Cattle buildings – proposed elevations | 1:100 @ A1 |

USE

The site is owned by Herefordshire Council and the farm is currently being re-let to a new tenant on a Farm Business Tenancy to commence on the 29th September 2010. The farm is approx 67.81 acres (27.44 ha) and will be let as a stock farm.

At present the buildings consist of the following:

- Steel frame, concrete block wall and cladded grain store approx 60' x 45' (18.28m x 13.71m)
- Covered concrete yard area approx 75' x 30' (22.86m x 9.14m)
- Open fronted livestock shed, steel frame, partially clad approx 75' x 30' (22.86m x 9.14m)
- Dutch barn with lean-to approx 45' x 20' (13.71m x 6.20m)
- Old dairy and cubical shed to be replaced with a steel frame livestock building 75' x 30' (22.86m x 9.14m).

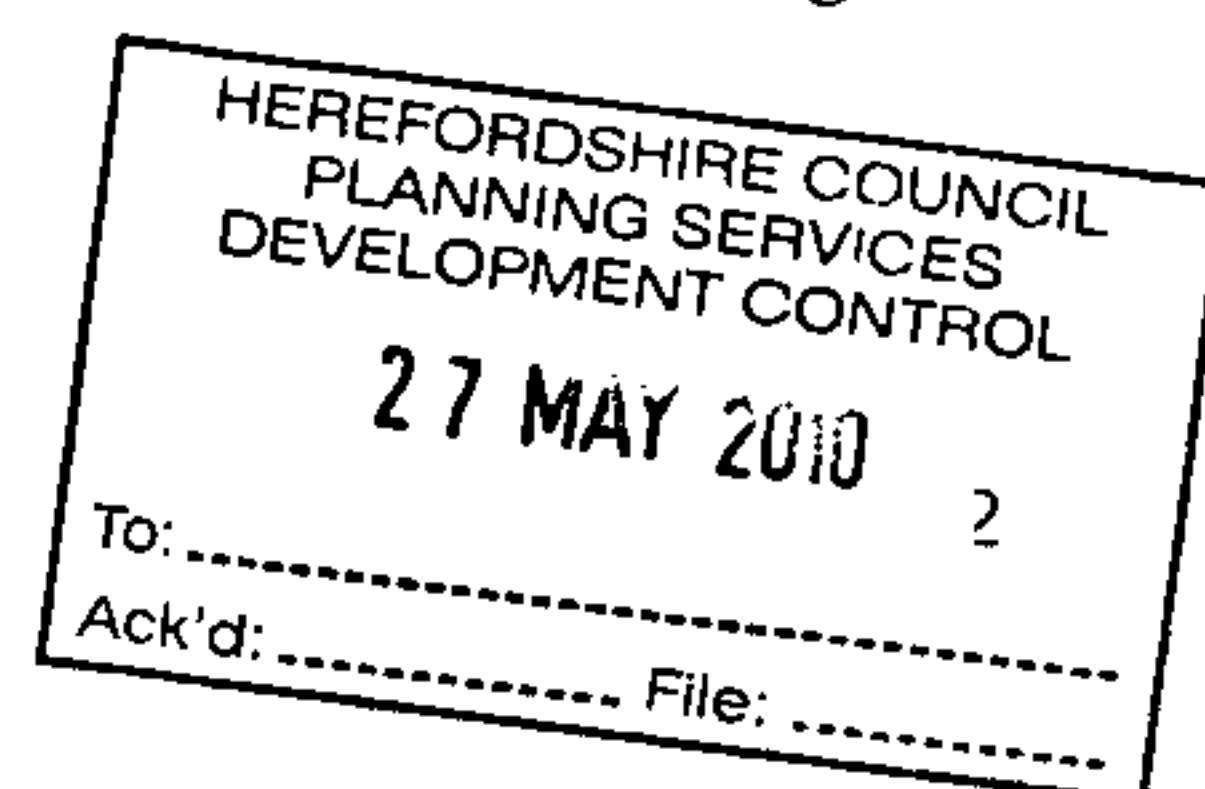
The overall gross external area equals 962.43 m².

AMOUNT

The existing cubical shed currently has a gross external space of 248m²; it is split up into small cubicles and is no longer practical for modern farming methods. The proposed new livestock shed will provide 208.94m² of useable space for feeding and lying area. Due to the Nitrate Vulnerable Zone legislation, stock farms should bed livestock on straw to prevent contamination of clean water areas, the straw can then be stacked in field heaps.

LAYOUT

The arrangement of existing and new structures is shown on the scheme drawings submitted as part of this application. Essentially, the new cattle building is to be put in the same place as the existing building, which will be taken down. It will stand opposite the existing livestock building, which already has a concrete yard area in front. The new building will also make use of this yard. The buildings will be open plan and the south elevation will have the feeding areas installed.



SCALE

The new livestock shed will be 22.860 m x 9.144m. It will be 3.962 m to eaves with the overall height being 5.75m

LANDSCAPING

There is no new or altered landscaping associated with this scheme. The scheme has no impact on any existing landscape features.

APPEARANCE

The proposed buildings will have exposed steel frames, clad with Marley Eternit Farmscape profiled fibre cement sheet, coloured anthracite. Cattle shed walls from ground level are formed in precast concrete panels, self-coloured and fixed inside the concrete frame to a height of 2.0m. The walls are then clad to eaves height with self-coloured timber Yorkshire boarding – 150x22mm timber boards with 25mm airspace between.

The southern elevation will be left open, whilst the eastern and western elevation will comprise two steel doors from ground level to eaves, 3.048m wide. This will enable machinery to clean out the barn.

There is an existing clean water drain running behind the existing buildings and this is where the roof water will be directed to.

ACCESS

Access to the new buildings will be level and accessibility to the existing buildings is unaffected.

DESIGN INTENT AND PROPOSAL

The Smallholdings policy set in June 2009, acknowledged the valued contribution to the local economy of the Council's smallholdings estate and the opportunities available to people to both enter into farming and progress to larger farms. Highway farm is being let as a starter farm and the proposed development will ensure that the farm is set up properly to enable a new entrant to begin farming on the holding and hopefully in six years time, is in a position to move onto a larger holding.

With tighter regulations coming into force regarding soil management and animal welfare, it is getting impossible to be able to out winter stock. The proposed scheme is designed to ensure the farm remains viable as a stock farm.



Highway Farm, Ocle Pychard.

Building to be Demolished.

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East Elevation



South Elevation



| | |
|--|-------------|
| SHROPSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL | |
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West Elevation

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South Elevation



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West Elevation

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North Elevation



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