

Design & Access Statement

PROJECT TITLE

Proposals for storage shed for agricultural equipment
at Lower Chatts Farm, Cliff Hollins Lane, Oakenshaw, Bradford BD12 7ET

JOB NUMBER

1828

CLIENT

Mr & Mrs Jacobs

DATE

July 2018

Prepared By:

Cadvis3d
Architectural Design Services
237 Wakefield Road
The Towers
Lepton
Huddersfield
West Yorkshire
HD8 0DH

Tel: 01484 937123

Web: www.cadvis3d.co.uk

Email: info@cadvis3d.co.uk

1. Existing use of site

- 1.1 Existing site consists of detached farmhouse, converted barn (residential), converted stables (residential), numerous stables, outdoor equestrian arena.
- 1.2 The site is in a good state of repair and has undergone major refurbishment over the past few years
- 1.3 Buildings are located on a large parcel of green belt land, currently used for grazing

2. Proposal

- 2.1 The proposal is for the construction of a secure storage shed to store agricultural equipment for tending to the land and for haylage
- 2.2 Due to several break-ins over the past few months, which resulted in expensive equipment being stolen the applicant now seeks to store this equipment in a secure building.
- 2.3 The building is in-keeping with the rest of the site and is located close to other buildings on the site

3. Evaluation

- 3.1 The proposals will not effect the openness of the green belt due to their size, location and design.
- 3.2 The proposals are within the guidelines of development in the green belt.

4. Layout & Highways

- 4.1 Existing access from the highway is to be maintained and no alterations are proposed

5. Scale of Development

- 5.1 The overall scale of the development has been carefully considered and fits in well with the existing plot and does not cause any overlooking/negative impact on the surrounding properties.

6. Coal Mining Risk Assessment (CMRA)

- 6.1 We have been advised that the site falls within a high risk coal mining area, which would in most cases require a CMRA. However due to the construction methods to be used we feel the development will pose no risk to potential underground coal minings.
- 6.2 The proposed barn will be constructed on a reinforced concrete raft foundation and ring beam, at a shallow depth. The main supporting structure is a steel portal frame, bolted and/or cast into the concrete raft. Therefore meaning no deep excavations will be required.

6. Conclusion

- 6.1 We feel the development is in-keeping with its surroundings and does not detract from the area and both elements are within the NPPF guidelines.

End of Report