

# **DESIGN AND ACCESS STATEMENT**

**PROPOSED AGRICULTURAL BUILDING ON LAND AT  
676 HALIFAX RD.**

**J.A.OLDROYD & SONS LTD**

**3 PRIMROSE LANE**

**HIGHTOWN**

**LIVERSEDGE**

**WF15 6NS**

**01274 865127**

## USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached agricultural building at Halifax Road, Hightown.

The existing site currently houses my clients property and various outbuildings including stable block and small store buildings. The site is accessed from Halifax Road, flanked by another farm complex ( upper blacup farm ) and sits within its own agricultural fields.

Existing access for emergency and service vehicles is via Halifax Rd this situation will not alter as part of this application.

Sited within an existing farm complex would suggest that this site is suitable for a development of this type. The site suffers from a lack of storage and agricultural buildings, the existing buildings are not suitable to house modern machinery and equipment needed to tend the land which it sits within. The enclosed location/deed plans indicate the amount of land owned by the client.

## Amount

The proposal is for a detached agricultural barn unit. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings, we have dug the unit into the existing slope of land to try and minimise the impact on its surroundings. The unit will house my clients existing machinery and equipment used for tending the land. It will also be used for food and hay/straw storage.

### Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal.

### Scale

The proposed unit will be as shown on the enclosed drawings. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

### Landscaping

None proposed the existing hardcore/gravel/brick yard area will be slightly increased to cover the full frontage of the proposed unit.

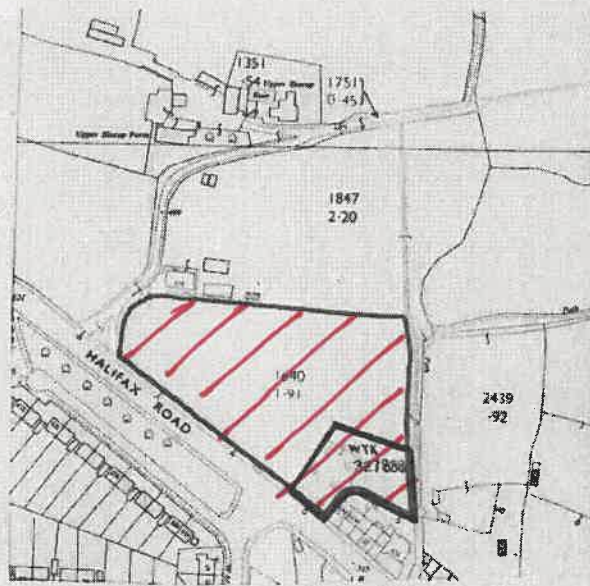
### Appearance

The proposal will have a conc block and Yorkshire timber board wall finish with a plastic coated metal roof grey in colour.

### Access

This site will be accessed from the existing entrance onto Halifax Rd.

<b>H.M. LAND REGISTRY</b>		<b>TITLE NUMBER</b>	
		<b>WYK 260654</b>	
<b>ORDNANCE SURVEY PLAN REFERENCE</b>	SE1824	<b>SECTION</b>	<b>Scale</b> 1/2500
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<b>H.M. LAND REGISTRY</b>		<b>TITLE NUMBER</b> <b>WYK 150140</b>
<b>ORDNANCE SURVEY PLAN REFERENCE</b>	<b>SE 1724 SE 1824</b>	<b>Scale 1/2500</b>
<b>COUNTY WEST YORKSHIRE</b>	<b>DISTRICT KIRKLEES</b>	<b>© Crown copyright 1978</b>



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