

# STEELFORCE

The Steel Framed Building Company  
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Design and Access statement for

A Proposed Building

Location

The Brook  
Eglwys Cross  
Tybroughton  
Whitchurch  
Shropshire  
SY13 2JT

Client –

have owned The Brook for 35 years. He owns 80.937 hectares and rents a further 80.937 hectares. He uses the land to keep cows, provide silage and grow crops. At present he uses 24.281 hectares of the land to grow crops 32.37 hectares to grow silage for food for the cows. He has one full time employee. They milk 450 cows. He needs a new building to house the modern milking parlour and diary. Part of the building will be a loose housing section and a parlour exit area. This will enable to continue farming in a more efficient manner and will help in the day to day running of the farm.

SCALE

The building measures 45.73m long x 27.39m wide plus a 2.44m cantilever along one side. The height to lowest eaves is 4.572m. The maximum height will be 8.575m which will fit in with other buildings on the farm, so will not stand out or look out of place from its surroundings.

LANDSCAPING

The proposed building will be screened from the road by the existing hedges

ACCESS

The existing gateway/track further up from the farm on Pond Lane will be the access for the milk lorry etc. This will be up graded and widened to accommodate the lorry, with a turning area by the building. There will be no extra traffic coming to the farm. The building is to be used for sheltering and milking cows. The building will be built on level ground giving good pedestrian access. The

building will be built with access suitable to all, entrances and exits being wide enough to allow quick escape, should the need arise, but great care must be taken around implements and machinery on the site.

#### ENVIRONMENTAL SUSTAINABILITY

The proposed building will have a fibre cement roof with rooflights which will give light inside the building all day long. Saving the need for extra light or energy during the day. The cladding is box profile sheeting which will blend in well with its surroundings. The existing manure store will be used as it is now. The building poses no major impact on the environment.

#### APPEARANCE/CHARACTER

The building has been designed to the customers requirements, the roof will be constructed of fibre cement sheeting with rooflights to allow natural light into it. The side cladding will be polyester coated box profile sheets or timber boarding and so will blend in with its surroundings.

#### COMMUNITY SAFETY

The proposed building does not raise any issues with community safety.

#### SITE LAYOUT

The building has been positioned so it doesn't look out of place, It will be built for a genuine purpose. It is to enable [REDACTED] carry out his day to day essential work under cover and away from the elements, without changing the appearance of its surroundings too much.

#### SUMMARY

The proposed building is much needed for vital modernisation of the present milking system and shelter for the cows. It would be more practical to keep everything under one roof given the current economy and changes we need to make in our way of living during these times

The building is designed to blend in with its surroundings

The location will have no impact on wildlife in the area

There was planning approval given for a smaller building on this same site in 2019, but [REDACTED] now needs a larger building to help with his business