

DESIGN AND ACCESS STATEMENT

MR & MRS P. WOOLAGHAN

**PALLAFLAT FARM,
BIGRIGG**

21/09/1004 – DAS

PROCESS / USE

The application seeks full planning approval for an agricultural implement shed at Pallaflat Farm, Bigrigg.

Pallaflat Farm is a small holding made up of three fields being Field Numbers 5639, 6946 and 6457, totalling just over 8.5 acres. The proposed agricultural implement shed will be in Field 5639.

The proposed agricultural implement shed will house the following equipment which are currently secured in various inappropriate locations around the property.

- Tractor.
- Petrol lawn cutting equipment (x 3).
- Tractor towed aerator.
- Tractor towed fertiliser spreader.
- Tractor towed roller.
- Storage for timber/ fencing material, firewood, fertiliser, generator, wood cutting equipment, hedge trimmers, chainsaw, jerry fuel can storage, animal feed and other tools/ equipment.

Planning history.

Planning application 4/22/2069/0F1 was approved on 05/04/2022 for an external store attached to the existing detached garage block. Since receiving the approval, the applicant has commissioned detailed working drawings and obtained a quotation from a builder and has concluded that the scheme is in fact cost prohibitive.

The current application is therefore an alternative scheme to the approved extension and if approved, will negate the need to implement consent 4/22/2069/0F1.

AMOUNT

The G.I.A of the proposed implement shed is 96.00m².

LAYOUT

The proposed agricultural implement shed will be located close to the northern boundary of Field 5639 as shown on the Location Plan and Site Plan.

Access and parking arrangements will remain as existing.

SCALE

The scale and massing of the proposed agricultural implement shed is typical of any agricultural shed with an eaves height of 4.00m above floor level. A 12-degree roof pitch means the ridge height is 4.90m above floor level.

LANDSCAPING

It is considered that a site-specific soft landscaping scheme is not required to mitigate the proposal.

APPEARANCE / MATERIALS

The roof and walls of the proposed agricultural implement shed will be finished in Juniper Green composite steel sheet cladding (BS 12B29).

In addition to this, translucent roof sheets are shown on the north roof slope and a PV panel array on the south roof slope.

The pedestrian door is proposed as a heavy-duty steel security door with a black (BS 00E53) powder coated finish.

The vehicle door is proposed as an insulated industrial roller door with a galvanised finish.

A detailed external material schedule is shown on drawing no. 21/09/1004 – 13.

ACCESS

There are no access issues arising from the proposal.

Alpha Design
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