


# **NEW AGRICULTURAL BUILDING TO THE SIDE OF RADCLIFFE FARM, LOWER ROAD, LONGRIDGE, LANCs**

**Design & Access Statement**



March 2014

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED  
ANCILLARY BUILDING FOR AGRICULTURAL STORAGE ETC AND  
ASSOCIATED SITE WORKS,**

**AT**

**RADCLIFFE FARM, LOWER ROAD, LONGRIDGE, NR PRESTON, LANCs,**

This statement is prepared in support of the accompanying submitted Planning Application made on behalf of Mr J. Keighley, [REDACTED]

**1.0 SITE BACKGROUND INFORMATION**

The existing site is located on the fringe of the Longridge Boundary and bounded by open countryside and agricultural useage off Lower Road, and is located approx. 2.5 miles from Ribchester, 1.0 miles from Longridge and 7 miles from Preston. The farm has recently been developed over the years into separate residential units, however the land surrounding it is still agricultural and my client who is wishing to bring back a small holding to what is still classified as Agriculture, however the last farming was carried out approx 10-15 years ago, when the last of the farm labourers left to pursue a different career.

The farm originally was approx part of the Wardell/Nuttall Estate, however the last farming carried out was over a 60-70 acres of pastureland and farmed the surrounding area, however over a number of years parcels were sold off to other farmers and other interested parties in order to secure additional funding. The present farm now has an area of land of 14 acres which is for grazing generally. The farm presently has little or no livestock or sheep grazing on it, however it's my client's intentions to sow the fields for the hay and harvest it, again al reared to market , and with numbers to suit the land available approx. 10 and 50 split respectively. On site at present there is no buildings for the storage of the hay as the buildings have been developed over the years, and have been converted into residential units, however the land is still farmed and indeed my client lost all of last years harvest due to not having anywhere to store said hay

The existing converted farm is situated some 20metres away from the road, and is screened by the boundary wall

Though the new unit, a further part time post will be created, and additionally a farm labourer in order to run the farm on a daily basis.

No contact has been made with the Local Authority in respect of pre-application advice.

The new ancillary building is located in the south west corner of the client's ownership in agricultural designation, and is accessed off the existing improved gated access that has a public footpath adjacent to it also, and to which the footpath runs in a north easterly direction towards the opposite corner of the field, and hence the reason why the building has been located in its location in order not to distinguish the path, but to remain un-obstructed. For the unit to function correctly the ancillary building needs to be located so that it can easily be accessed off the existing Lower Road, and in close proximity to the existing gated access, whilst maintaining a close connection to the surrounding pasture. A concrete apron has been formed to provide a purposeful finish which will allow access for any large vehicles without any problematic sinking or grounding due to loads when moving livestock to and from the site when and if the situation requires it.

## **2..0 DESIGN MATTERS**

### **The design proposal in brief**

The building is within the applicant's agricultural fields of his property boundaries, and in close proximity of the adjoining fields, this will ensure that the field entrance can be accessed easily off the existing improved access track.

We feel that the location of the building will ensure that it can be accessed all year round more easily than if it were to be mounted on the bottom edge of the clients boundaries whilst also being tucked away on the corner and also screened by trees and hedgerow. An apron is required so as to allow access for all types of vehicles, and this is why we have indicated a concrete apron which can easily be cleaned and also withstand any overbearing loading from vehicles.

### **Use/Agricultural need**

The application site is 13 acres of grassland and the client intends to obtain arable produce being hay as well as some traditional types of cattle and sheep at other times of the year, the majority of which will be sheep. This building will provide much needed storage for hay, and feed etc, machinery and implements ancillary to this parcel of land such as tractors etc.

### **Layout**

The building will consist of an traditional pre-fabricated building with profiled sheeting on all four faces, and the roof. The gable wall which runs at juxtaposition to the main road, will have full height double sliding doors in it to allow easy access for a vehicle loading and un-loading the hay bales. lockable area with sliding doors the full height for storage of hay, and the ancillary machinery etc. To the northern side will be two stables and a tack room located behind the main lockable area.

### **Scale/Design**

The scale of the building is in keeping for a building of this nature and its use to ensure that the building is fit for purpose. The design of the building has been chosen carefully after discharging two other schemes one for being too small for the intended purpose, and the other for it being too large to site comfortably on the site. The design of the facing materials have been chosen to blend in with that of the surrounding units, being of profiled metal, similar to the of the unit across the way in Ivy Cottage and cladding materials, to minimise the detrimental impact, and will enable the building to blend into the existing landscape, The design will use the vernacular features of the surrounding buildings and will include natural materials wherever economically possible.

Hardstanding will be provided by the concrete apron to be cast in front of the building. The total footprint of the proposed unit is 223m sq, of which 36sq m is ancillary drying area for the hay and the remainder for storage of hay, horse's machinery etc.

The layout has been kept to a minimum area that meets the functional requirement of the development, and the internal layout has been designed to allow for both livestock movements between both areas with some flexibility.

The proposal represents a modest scale development relative to other livestock and ancillary buildings within the locality, the scale has been kept to a minimum required for the proposed use, and with it being in close proximity to the ANOB, and this requires a minimum impact.

### **Landscaping**

There is already a hedgerow and trees along the southern boundary of the site, which could if required be further enhanced, however this may form a foreign looking shield as the screening is quite linear and forms a natural break between fields and road area. Should the LA see it necessary to provide additional screen planting then natural species of hedgerow should be suggested.

Access to the building will be via the improved access track gateway already insitu, which is feed off the main Lower Road, whilst maintaining room for emergency services to pull on without hindering the flow of traffic along Lower Road

### **SUMMARY**

To summarise the following should be considered:-

The proposed building has very little impact, if any on the appearance of the open landscape and is located within the agricultural curtilage of the existing farmland, but not located in isolation from the nearby access road/track and buildings and is therefore not causing an obstruction to any rights of way etc.

The proposal responds positively to the context of the site and is sympathetic to the immediate existing dwelling(s). The works have very little impact on any of the surrounding features in the form of overshadowing due to its position on the north easterly side of the field. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The materials chosen for the project are traditional to those used in the immediate vicinity, but are also in keeping with current construction and the surrounding district.

Finally, we believe the building is in align with demands for spatial requirements, and in our opinion does not detract from the existing quality of the surrounding buildings.