

Design and Access Statement

Date

16th August 2021

Address of Development

Park Farm
Park Road
Wickham St Paul
Halstead
Essex
CO9 2PX

Description of Development

A general-purpose storage building for the sole, private use of the land owners.

Use of the building

The owners of the site have several trailers and vintage tractors which are stored under tarpaulins at the present time, this as you will appreciate, is neither secure nor good for the machinery in the long term.

As Farmers cope with global warming, and increasingly inclement weather during harvest time, the trailers full of valuable grain are sometimes left outside whilst the Grain store is loaded and waiting for the grain to be pushed up in a heap, by locating this building adjacent to the Grain store this will enable the client to back the trailers under cover very swiftly to keep the grain dry, if the grain gets too damp it has to be dried using a lot of power/energy, having this building will assist with keeping their carbon footprint down.

Scale of Development

The overall dimensions of the proposed building are 18.288m long x 6.096m wide providing approximately 112m² of floor area, given that the entire holding is more than 610,000m² the proposed development represents a minute fraction of the entire holding.

Appearance of the Proposed Building

The building proposed is a traditional style steel frame structure 18.288m long x 6.096m wide x 3.250m to eaves, with a 15-degree pitch roof, giving a ridge height of 4.1m. The roof will be clad with natural grey, fibre cement sheeting and all vertical cladding will be in plastisol coated, box profile, steel sheeting in Black, to three sides, front of building to be open.

The attached drawing 21/140/CJ showing the elevations and plan of the proposed building will explain this in further detail.

The proposed building has been positioned to stay in line with the existing Grain store building.

Access

Access to the proposed building will be via the existing entrance and driveway, which is currently a hard-cored and shingled roadway leading onto a grassed area at the rear of the property where the proposed building will be sited.

Summary

The proposed development is very small scale and low key and we believe it will have no negative impact on the local environment; there will be no increase in traffic to this site as a direct result of this proposal.

We trust the above will meet with your approval, but if you have any questions or queries regarding any of the above, please do not hesitate to contact us.

Yours Sincerely
For and on behalf of Tey Farm Systems Ltd

Colin Johnston

Enc.