



## **DESIGN AND ACCESS STATEMENT** | *Full Planning Application*

### **Project**

2no. Pole Barns & Open Dung Store

Landue Farm  
Lezant  
Launceston  
Cornwall  
PL15 9NN  
UK

### **Client**

W J Watkins & Son Ltd

### **Prepared by**

Trewin Design Architects  
1 Stanhope Square  
Holsworthy  
Devon  
EX22 6DR

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## 1.0 INTRODUCTION

This Design and Access Statement is for purposes of the accompanying planning application for the consent for an agricultural building at Landue Farm. It should be read in conjunction with the application and associated drawings.

The applicant requires additional agricultural buildings for livestock and storage. Existing pole barns from a nearby property, owned by the applicant, are being dismantled to make way for an approved housing development and this application purposes to repurpose the barns for agricultural use this application site.

## 4.0 PROPOSAL

### 4.1 **Amount**

2no pole barns for storage and livestock and a new open dung store

### 4.2 **Use**

Agricultural storage of fodder, farm machinery and/or livestock will be used as a general purpose agricultural building.

### 4.3 **Layout**

The barn is located close to existing agricultural buildings that provides some natural screening. The building is orientated to follow the natural lie of the land to reduce the need for excessive embankments as a result of cutting and filling. The siting of the barn allows for good access to the farmstead and to the rest of the holding.

### 4.3 **Scale**

The height of the buildings are similar to the adjacent existing buildings

### 4.5 **Appearance**

The buildings are open on all sides. The roofs are green profile sheets.



## 5.0 ACCESS

Access will be via the existing road access onto the highway as shown on the submitted plans. There is sufficient area for turning within the site. The existing access from the highway, enjoys good visibility.