



## Planning, Design & Access Statement

Proposal	Proposed General Purpose Building (Machinery / Fodder)
Site	Llanfair Hall Llanfair Waterdine Powys LD7 1TU Grid Reference - S0 23897 76454 What3Words - finishing.stub.witless
Client	E G Jones & Son
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project
Managers	39 Broad Street Newtown Powys SY16 2BQ  Mr G Jones BSc (Hons) MRICS
Date	October 2021

## Introduction

This design and access statement is submitted in support of a full planning application for the erection of a general purpose agricultural building (machinery / fodder) at Llanfair Hall

The proposed building will be of steel portal frame construction under a blue profile tin sheeting roof. All elevations will have Yorkshire Boarding above, with 4 sets of doors provided to the south east to provide access.

The proposed building will measure 20m by 5m (100m<sup>2</sup>)

The building will measure 3.65m to the eaves and 4.53m to the ridge.

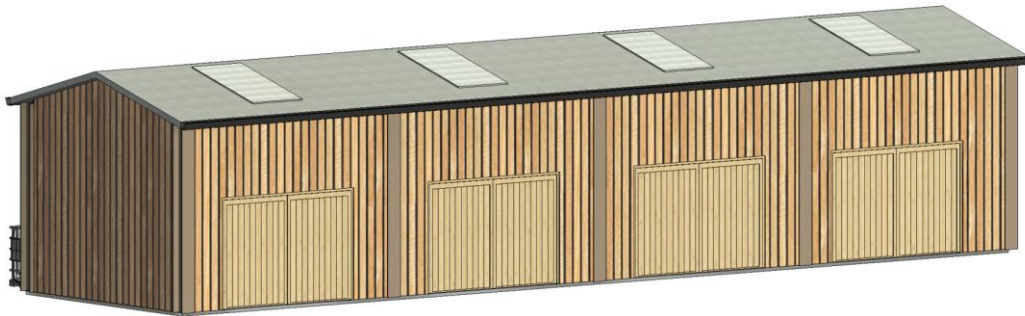


Image 1 – Proposed General Purpose Building

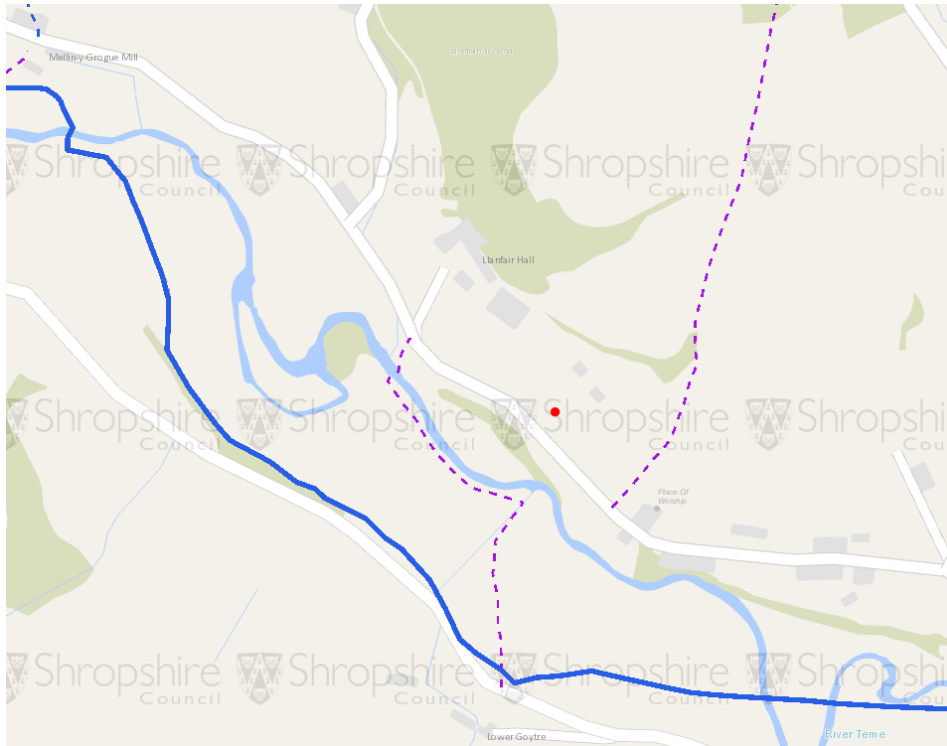
The buildings has been sited on the entrance to the farmhouse, but on a low topographical area to reduce visual impact, yet provide a secure location for the storage of items.

### **Access**

Access to the site is currently obtained from a 'c' classed council highway C6206/20

### **Public Rights of Way**

There are no known public footpaths within the vicinity of the site which will be affected by the development.



## Flooding

The Environment Agency's Advice flood map indicated that the site is within flood zone 1, an area with low probability of flooding.

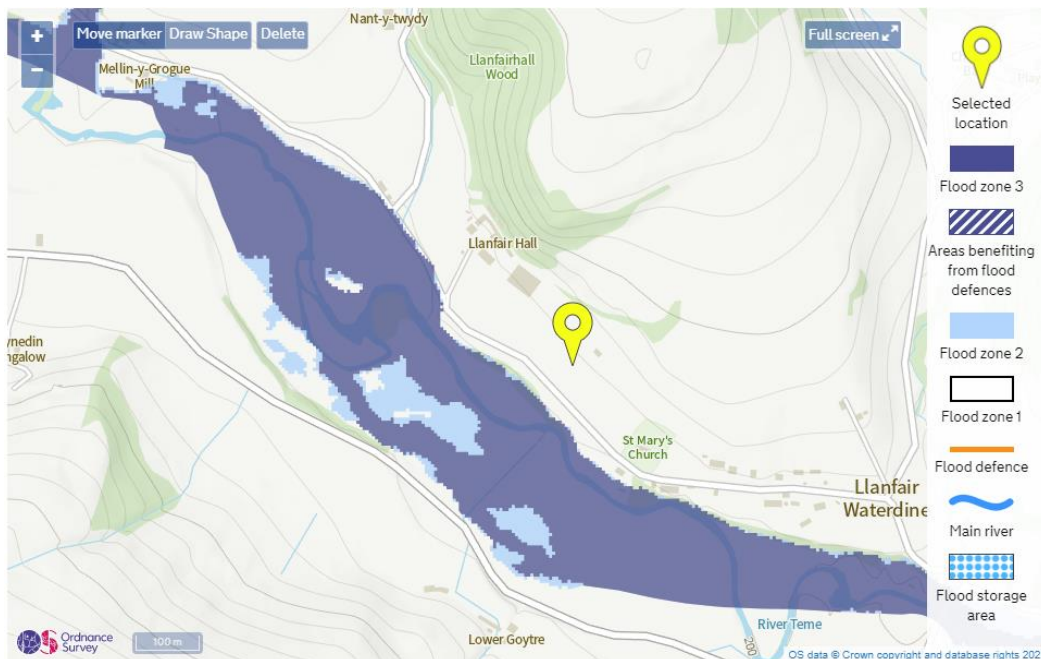


Image 2 - Environmental Agency extract, showing flood zones

## Surroundings

The site is situated within a rural location of the Shropshire Hills AONB, with other similar buildings located within nearby vicinity. The proposed design is typical of rural agricultural buildings in the locality.