

## Design & Access Statement

12<sup>th</sup> June 2023

This design and access statement has been prepared on behalf of Mr A Wilson, Calf Close Farm, Durham Road, Peterlee, to support a full planning application for the erection of an agricultural building for the purpose of covering an existing cattle handling facility. There is already a handling pen set up for sorting, treating, handling and loading cattle, though to assist with agricultural operations and helping the environment by roofing over the handling area will help reduce risk of any potential foul water pollution.

The proposed livestock building is to measure 18.28m long, 9.14m wide, 3.96m high to the eaves with a ridge height of 5.18m. Giving this a total area of 167 square metres.

### Design

The proposed building has been designed of a modern agricultural building with materials chosen to fit in with the surrounding area and to have a minimal visual impact. The roof will be green profiled sheeting along with GRP roof lights to allow for natural lighting. The wall materials are to be box profile sheeting above pre-cast concrete panels (Please refer to elevation drawings).

### Access

The proposed building is between Durham Lane and the B1283, which is located east of the main farmstead (shown in Google Earth image). The building will be well screened by existing mature hedgerows which will minimise the visual aspect. Access to the proposed building will be utilised via the existing access so no changes will be required.



### Flood Risk

The proposed building lies within Flood Zone 1 with a low probability of flooding.

