

# REPLACEMENT LIVESTOCK AND STORAGE BARN COVE FARM, COVE ROAD WESTWOODSIDE



## DESIGN AND ACCESS

12<sup>th</sup> Feb 2025

**Cadworx Ltd**

### **EXISTING USE:**

The existing holding is currently used for horses and sheep, however the proposed replacement building will allow expansion of cattle

The holding at the time of the application extends to approximately 35 acres, the majority of which is sown to grass for grazing and mowing for baling purposes.

There are various small outbuildings and a group of larger livestock / storage barns already on site, However, the existing livestock / storage barns have been subject to deterioration and dilapidation over recent years to the point the buildings are not fit for purpose to serve the growing demands of the holding, and do not allow for safe access / movement of modern agricultural machinery.

The following Photographs show the current condition of the existing Livestock / Storage barns Which will be demolished









**THE PROPOSAL:**

This Design and Access statement has been prepared to accompany a planning application to demolish existing agricultural livestock / storage buildings, and construct a replacement agricultural livestock / storage barn in the same location within an existing Farmyard

**PROPOSED USE:**

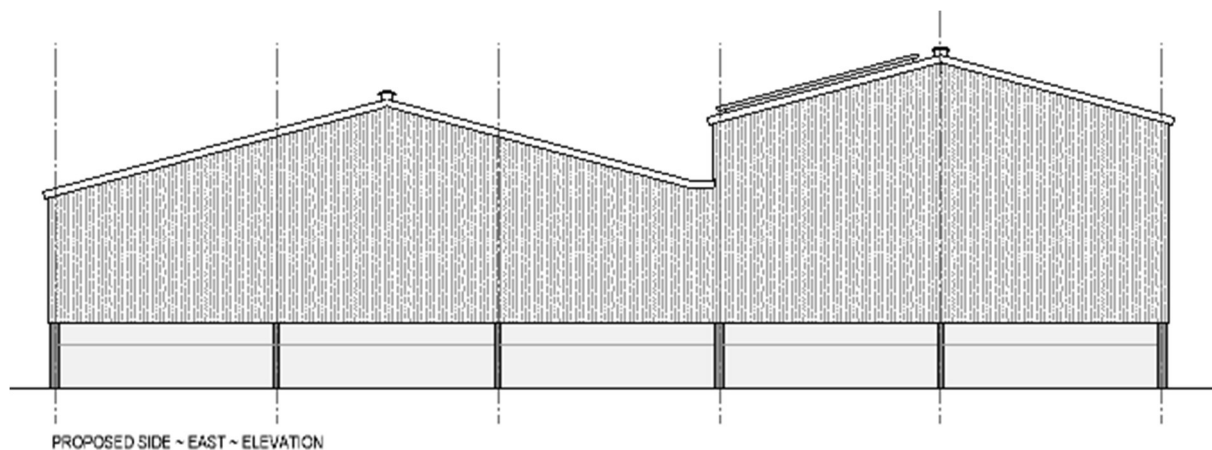
The proposed use of the building is to house livestock and provide associated Agricultural Storage for Cattle Feed and Straw.

**DESIGN:**

The building will be a steel framed structure with a 15 deg roof pitch and an overall external footprint of 911m<sup>2</sup>

The internal space will form two sections, the lower 3 bay section will house the livestock while the slightly higher 2 bay section will be utilised for storage

The external envelope will be finished in concrete wall panels to the lower section, providing a strong secure enclosure for the cattle, these panels will be fixed to the internal face of the steel frame. Above the concrete panels the walls will be finished in Vertical timber Yorkshire boarding giving a more natural look, the roofs will be finished in grey (neutral) composite profiled roof sheets



The existing dilapidated buildings offer nothing to enhance the area, in fact, they have a negative visual impact.

The proposal will support and enhance local Agricultural character and will not have any negative impact on neighbours or the surrounding area.

**SITE LAYOUT AND ACCESS:**

The proposed site layout varies little from the existing.

The proposed building is to be constructed in the same location as the existing building, which are to be demolished as part of this application.

Vehicle and pedestrian access are unchanged as part of the development, and a Level / safe access will be maintained into the building

**CONCLUSION:**

The site is an established holding with existing Livestock / storage buildings, these buildings have been subject to deterioration and dilapidation over recent years to the point the buildings are not fit for purpose to serve the growing demands of the holding, and do not allow for safe access / movement of modern agricultural machinery.

They also have a negative visual impact on the surrounding area in their current state

The replacement Livestock and storage barn will allow the applicant to expand into cattle, will not have a negative effect on neighbouring properties or the surrounding area, and will support and enhance the local agricultural character.