

DESIGN AND ACCESS STATEMENT

IN RELATION TO A

PRIOR NOTIFICATION

**FOR AN AGRICULTURAL BUILDING INCORPORATING COVERED GRAIN DRYER AND
GRAIN STORAGE
AT GOSPALL HOUSE FARM, BILSTONE ROAD, TWYCROSS, ATHERSTONE,
WARWICKSHIRE CV9 3PP**

FOR

P A WRIGHT & SONS

Andrew Large Surveyors Ltd
The Estate Office
Staunton Harold Hall
Ashby de la Zouch
Leicestershire
LE65 1RT
Tel: 01332 862250

Email: andrew@andrewlargesurveyors.co.uk

1.0 INTRODUCTION

Andrew Large of Andrew Large Surveyors Ltd has been retained to submit a prior notification application for the erection of an agricultural building at Gospall House Farm, Bilstone Road, Atherstone, Warwickshire CV9 3PP to be used as covered area for a grain dryer and grain store. This Design and Access Statement is to be read alongside submitted plans and the attached farm business appraisal. The undersigned is a Rural Practice Chartered Surveyor, Fellow of the Association of Agricultural Valuers and Partner within Staunton Harold Farms a 400-acre mixed livestock and arable farm in Leicestershire with over 19 years of post-qualification experience in the agricultural sector.

2.0 USE

This application is for the erection of agricultural building to be used to house a purposed built grain dryer and grain holding pit.

3.0 AMOUNT

The proposal is for an enclosed single span portal steel framed building.

4.0 LAYOUT

The proposed building will be located to the west of the existing grain storage building as shown on the attached location plan.

5.0 SCALE

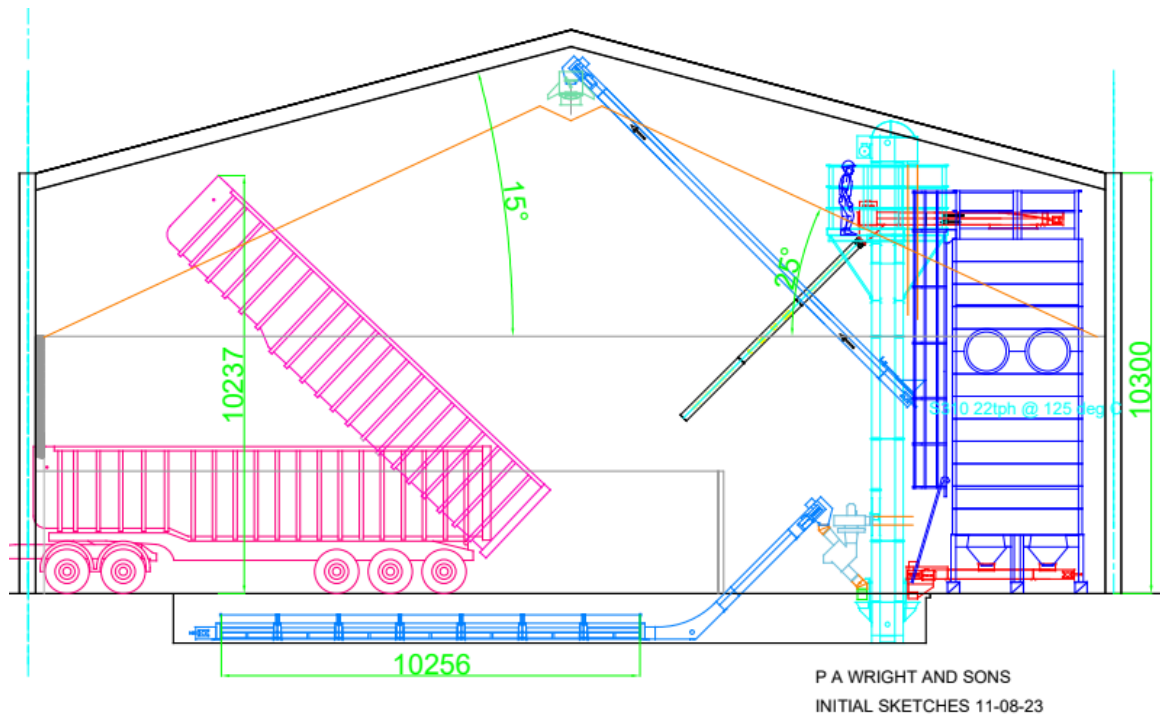
Elevation and floor plans of the building have been attached to this application. The proposal shown is for a building which is 37.003m long x 27.003 wide x 9.00m high to the eaves and 12.674m to the ridge with a roof pitch of 15.0 degrees. The size of building has been calculated in order to accommodate a grain dryer and adequate space for unloading grain into the dryers reception pit.

6.0 LANDSCAPING

No landscaping is proposed. The building is proposed to be located on an existing area of made up ground within the existing farmstead and is considered a logical continuation of the existing built form. An agricultural building is considered synonymous with the wider rural setting.

7.0 APPEARANCE

The walls juniper green box profile sheeting. The roof will be light grey fibre cement sheets seen elsewhere on the holding. The illustrative cross section below shows how the grain dryer would be incorporated into the building, to the end bay, which would be open to the front and rear elevation when in use but otherwise behind roller shutter doors.



8.0 ACCESS

As existing.

Traffic movements to and from the site will remain unaltered.

9.0 CONCLUSION

It is considered there is a clear agricultural need for a new grain drier and storage buildings at Gospall House Farm. The application is well conceived and has been assessed against all relevant development plan policies.

Signed.....

Andrew J Large BSc (Hons) MRICS FAAV

Dated.....