Agricultural Building at Dirty Lane End Cottage, Ashleyhay – Supporting Design Statement

Nov 2025



Refer to drawings 1270/P200 to P207

The original agricultural barn is a steel framed structure comprising finishes of a grey profiled metal mono-pitched roof, timber cladding to the rear and gable elevations with concrete panels at lower levels. The building has an intermediate floor throughout – situated at approximately 3.5m above ground level.

The barn is very typical of a working, utilitarian, agricultural structure found within the local area – in shape, size and materials used.

The large east elevation was originally open and exposed to the elements. However, in order to respond to the functionality and workings of the farm and land, the openings have been made more weather proof and secure.

The northern two bays of the agricultural building have been fitted with green 'gale breakers' which can be rolled up to open the elevation or can be rolled down to finish a couple of metres above ground level – so enabling stored vehicles to poke out of the entrance, but still be weather protected – see photo above.

The southern bay has been more permanently enclosed – with a permanent block wall separating it from the other two bays. The upper floor has been closed off from the elements using timber cladding similar to that used elsewhere on the structure. An opening has been maintaining in the wall to provide natural daylight, however, this has been infilled with a uPVC frame that was readily available locally – a typical practice and construction technique for farmers improving or maintaining utilitarian buildings on their land i.e. re-use of existing materials.

The lower floor of the bay has been enclosed with a galvanised roller shutter door with a separate pedestrian door to the side. The pedestrian door is white to match the window above, but both the door and window could be painted another colour, if deemed appropriate.

The roller shutter works similar to the 'gale breakers' in that it can be left partially open with vehicles or equipment protruding from the bay. However, the door can also be locked close and provide a secure area to store more expensive equipment and goods. The colour of the door is similar to other finishes on the agricultural barn such as the concrete panels and the roof.

The proposed extension to the north, will be subordinate and set back from the front of the main barn. It will also be clad in profiled metal, similar to the roof, and again the choice of finish is due to availability of the material locally and the similarity to materials used already, elsewhere on the barn. The extension will also have another roller shutter door, similar to the existing.