

DESIGN AND ACCESS STATEMENT

Proposed Extension to Rob Royd Farm Shop

Off Genn Lane, Worsbrough, Barnsley

Introduction

The purpose of this Design and Access Statement is to explain the design principles and concepts that have been applied to this development proposal. It is also intended to measure the proposal against adopted planning policies and demonstrate how the development addresses the requirements of adopted policies. The process has resulted in a sustainable development which is demonstrated in the following statement.

Rob Royd Farm Shop is an established rural enterprise positioned to the east of Genn Lane, approximately 600m from the junction with Keresforth Hall Road in an area of Green Belt which adjoins a primarily residential area in Worsbrough, Barnsley. The business has been a success and has become a symbol of quality organic local produce. The farm produces and sources local beef, lamb, pork and a number of organic vegetables and the farm shop now includes a successful retail and restaurant element.

The business has grown significantly over the last 10 years and mainly comprises a retail element (farm shop) and a restaurant both of which have become very popular. Indeed, the restaurant requires very advanced booking and business is currently being turned away due to a lack of available dining space.

The application comprises a single storey extension to the front of the existing shop in order to extend the retail and associated storage space. The extension is intended to mimic the existing farm shop in terms of appearance by providing a modest front projection to the existing building. The application also involves a single storey side element which would be a glazed reception area for the restaurant. This would provide an area of seating for punters prior to dining in the main restaurant building; thus allowing more dining space within the existing restaurant.

In front of the existing building it is proposed to erect a small kiosk/building for the purposes of flower sales.

Use

The proposal would allow the existing business to operate in a more efficient manner by freeing up retail and restaurant floorspace in order to allow the business to cater for the continual growth of the business. In addition, the proposal includes provision for a small scale florist shop which would allow the flowers to be sold from a separate building.

Amount

The scheme has been designed in order to protect the most important attributes of Green Belts; openness. This has been achieved by ensuring that the scale of the development is proportionate to the existing building and positioned in order to appear against the

backdrop of the existing buildings. Crucially, the amount of development proposed has been carefully considered in order to ensure that only essential floor space is proposed in order to continue to grow the business. Therefore, a balance has been struck between designing a modern and low impact scheme which has a minimal impact on the Green Belt whilst still providing the necessary space to grow the business.

Layout

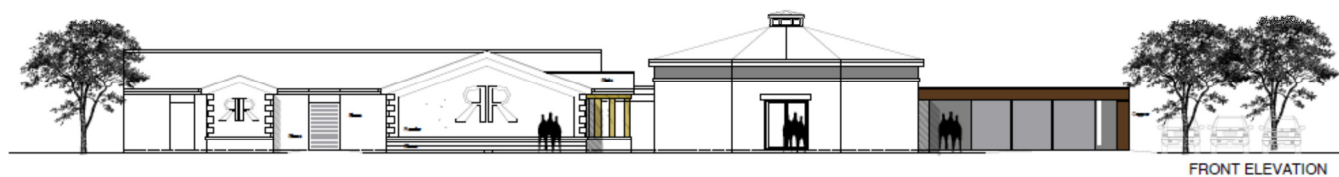
The layout has been carefully considered and the proposal is design to fully compliment the existing farm shop. The shop extension would be set against the backdrop of the existing farm shop and include high quality materials. In terms of height and projection beyond the front elevation, the extension would appear subservient to the existing built form.

The restaurant extension would be positioned to the side of the existing restaurant element which comprises an octagonal shaped stone building. The existing restaurant is the most prominent element of the existing farm shop. The extension would have a contemporary appearance with copper elements and extensive glazing. It would be positioned so as to appear subservient to the central, octagonal building.

The florist shop would be positioned in front of the existing building and proposed extensions. Due to the scale and location being set against the backdrop of the existing shop; the florist shop would be commensurate in terms of appearance and scale with the existing building.

Scale

The proposed extensions are modest in terms of scale. The footprint of the extensions would not be disproportionately over and above the footprint and scale of the existing shop. The extensions would be single-storey and positioned so as to largely appear against the backdrop of the existing shop. In addition, the extensions have been designed so as to assimilate with the existing building both in terms of materials and scale; by ensuring the most prominent features of the existing shop are not subsumed by the proposed extensions.



Scale of development in context

Access

The site is accessed off Genn Lane and includes extensive parking provision which was approved in 2012 (ref – 2012/0718) and the current proposal does not result in a significant loss of parking provision owing to the existing, extensive provision.

Policy Considerations

National Planning Policy Framework – Green Belts

The following policies contained within the adopted Barnsley Core Strategy are considered applicable:

CSP21 - Rural Economy - We will encourage a viable rural economy by allowing development in rural areas if it:

- *supports the sustainable diversification and development of the rural economy; or*
- *results in the growth of existing businesses; or*
- *is related to tourism or recreation; or*
- *improves the range and quality of local services in existing settlements*

Development in rural areas will be expected to:

- *be of a scale proportionate to the size and role of the settlement*
- *be directly related, where appropriate, to the needs of the settlement*
- *not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area*
- *consider the re-use of existing rural buildings in the first instance; and*
- *protect the best quality agricultural land.*

CSP29 – Design -Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- *topography, Green Infrastructure assets, important habitats, woodlands and other natural features*
- *views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:*
 - *Barnsley Town Centre*
 - *Penistone and the rural villages in the west of the borough*
 - *within and adjacent to Conservation Areas*

Development should:

- *contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment*
- *help to transform the character of physical environments that have become run down and are lacking in distinctiveness*
- *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people*
- *contribute towards creating attractive, sustainable and successful neighbourhoods achieve a Building For Life assessment.*

Policy CSP34 – Green Belt – generally reflects the NPPF.

Consideration

The site lies in the Green Belt on the Barnsley Unitary Development Plan. The NPPF provides the context as it states that development is not inappropriate if the extension or alteration of a building not result in disproportionate additions over and above the size of the original building. Whilst the original building has previously been extended (2009/1194); the fact that a building has doubled in size already does not necessarily mean that the extensions as proposed are disproportionate. What is crucial in any assessment is to measure the impact on openness. In this case the proposal has been designed so that it is clustered around the original building and clearly subservient in terms of scale. The use of quality materials and contemporary elements means that the extensions would largely appear subservient to the original shop and restaurant. The site also significantly benefits from the sloping land to the rear of the building which effectively screens the building from wider views and significantly reduces the impact on the openness of the Green Belt.

The farm shop and restaurant is an example of a successful form of farm diversification. Policy CSP21 encourages a viable rural economy. The proposal is a wholly sustainable enterprise as it involves both the growth/producing of organic meat, plants and flowers which are likely to be sold to mainly local people. This proposal would allow the farm shop to display more products including ready meals and further provision for vegetarians and vegans. It would also provide fresh fish utilising local suppliers. Finally, it is also proposed to sell local alcoholic drinks such as Barnsley ale. The site is clearly an established and successful business and extending the business further would allow it to continue to grow whilst ensuring that the physical works were contained by the existing built form. Had the business not being established then there may be some doubt as to whether the proposal was likely to adhere to policy CSP21 of the Core Strategy. However, it is clear in this case that extending the business would allow an established rural enterprise to continue to support the rural economy by increasing wealth and employment opportunities within the local area.

Overall the extensions will enable the farm shop to operate in a more efficient manner by introducing additional retail floorspace, and increasing the size of the restaurant in order to

create a more spacious dining environment. The extensions include a striking design which fully compliment the existing farm shop due to the proposed high quality materials and the scale and location of the extensions which assimilate with the character of the farm shop itself, and the wider area. Views of the existing farm shop are mainly limited to Genn Lane with the landscaping and topography to the rear of the shop acting as an effective buffer from other potential viewpoints. Overall it is not considered that the extensions would be materially detrimental to the openness of the Green Belt. As such, the proposal complies with the requirements of the NPPF and policy CSP21 of the Core Strategy by providing the extension of a truly sustainable rural enterprise.