

DESIGN & ACCESS GUIDE

EXTENSION OF AGRICULTURAL BARN AND STABLES

LAND OFF COMMON LANE, BRIERLEY, BARNSLEY, SOUTH YORKSHIRE.

Development proposals

(Please refer to current drawings 2032-001 to 004)

The development consists of:

- Extension of 2 Agricultural buildings consisting of stables and a storage barn

The site at the above address is located approximately 4.87 miles from Barnsley Town Centre. The site is situated to the immediate south of Common Lane and is approximately 10 acres or 4.04 hectares in area.

This document will set out the design route to this planning application; namely the extension of two agricultural buildings for the stabling of horses and the storage of machinery and hay.

Each existing building has a gross internal floor area of approximately 97.5 sqm making a total of 195sqm for the pair. Both buildings are identical, built off a stone base with the upper walls consisting of timber clad walls with a bitumen based roof, please picture below. A winding single track leads across the field to the entrances of both buildings. The proposed extensions to the buildings will be identical to the existing in construction. The proposal is to extend the south elevation of both buildings by 6m.



ACCESS

The site entrance is situated to the North West corner of the site off Common Road as indicated on dwg no 2032-001 and 2032-002. This entrance will be retained and no additional entrance will be required. The existing dirt track will be extended to suit the proposals.

DESIGN

The existing buildings were originally designed to accommodate our clients horses, machinery and hay based on the 10 acres of land which he owns. Since the original development our client has realised that this space is inadequate for his needs. The extensions are required for storage in order to ensure the hay can dry in a safe location on site, therefore reducing transport requirements and in turn pollution. This ensures that all processes can be carried out on site creating a more sustainable agricultural development for this green belt area. Please note that as shown on the above picture, currently hay is being stored outside the buildings as there is not enough space inside.

