

Design and Access Statement
24th November 2014

To accompany Planning Application for Agricultural food-store at New Maythorn Farm.

New Maythorn Farm, a hill farm at an altitude of 1114 feet above sea level (350m) extends to 225 acres (90 hectares) carrying some 400-500 cattle at any one time.

It Is typical of hill farms that provender, straw bedding and other supplementary animal food is brought in from other sources. New Maythorn is no exception.

The farm track, known as Calf Hey Lane is a bridalway leading down to the farmstead and beyond from the junction of Lower Maythorn Lane and Browns Edge Road. The lane is not suitable to accommodate the kind of heavy vehicles that deliver straw and other foodstuffs. It has been standard practise therefore, to store the food in the current position on the flat area adjacent the the bridalway and the Lower Maythorn Carriageway.

Christina Heeley, of Barnsley Council's Regulatory Department shares farmer Ian Smith's view, that provision of a building will be a tremendous improvement in respect of ease of management of the storage of the foodstuff especially in respect of pest control, such as rats, starlings and crows.

All the foodstuff currently being used comes from a sustainable source and Mr Smith is satisfied that the capital expense involved will be justified.

The visual impact of the proposal will be minimised by the existing small woodland to the North. A hawthorn hedge along with selected trees was planted last year to the South East of Calf Hey Lane, thus eventually serving to mitigate any visual impact from that direction.

continued

The choice of Van dyke Brown (British Std 4800.08.B29) or some similar colour, will itself serve as a mitigant in respect of visual impact.

The proposed building was designed to be simply functional for the aforementioned purpose and will be 18.3m by 22.9m (60feet by 75 feet). The floor will be 100mm concrete.

The walls to each gable and to the sides will be of dense concrete block to a height of 1.5m, thence coated steel profile sheet to eaves.

The roof to be of coated steel profile sheets with suitably placed fylon roof lights.

A 4.5m wide roller shutter door to be incorporated into the East gable.

Cognisance is taken of the presence of the grade 2 listed buildings some 200m to the West. Accordingly, by way of mitigating the visual impact from that direction, the all seasons Van Dyke Brown colour has been selected for the West gable of the proposed development. The positioning of the proposed building (East to West) is such that the smaller area of gable, rather than the full side will be visible from the direction of the listed properties. Given that the door to the proposed building is to be within the East gable, movement and general activity will not be seen from the listed properties.

Overall, the proposed development will be in keeping with the principals of a "sustainable, living and working countryside", contributing to the production of that vital commodity for mankind.../food.