

HOLLIN ROYD FARM | CAWTHORNE

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Project No	0000 - 001
Project Name	Agricultural Shed, Hollin Royd Farm , Cawthorne
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Title	Design & Access Statement
Revision	

Architecture
Master Planning
Urban Design

00 Introduction

The following report has been compiled by **Five Seventy Three** and aims to outline the principals behind the proposed erection of an agricultural building at Hollin Royd Farm, Cawthorne.

The project seeks approval to erect an agricultural shed on a family farm to store machinery and livestock.

This report should be read in conjunction with the following drawings and information issued at the time of submission:

- HRF-FST-PL-001 - SITE LOCATION PLAN
- HRF-FST-PL-002 - EXISTING SITE & FLOOR PLAN
- HRF-FST-PL-003 - EXISTING ELEVATIONS - SHEET 01
- HRF-FST-PL-004 - EXISTING ELEVATIONS - SHEET 02
- HRF-FST-PL-005 - EXISTING 3D VIEWS
- HRF-FST-PL-006 - PROPOSED SITE PLAN
- HRF-FST-PL-007 - PROPOSED FLOOR PLAN
- HRF-FST-PL-008 - PROPOSED ELEVATIONS - SHEET 01
- HRF-FST-PL-009 - PROPOSED ELEVATIONS - SHEET 02
- HRF-FST-PL-010 - PROPOSED 3D VIEW - SHEET 01
- HRF-FST-PL-011 - PROPOSED 3D VIEW - SHEET 02

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01 Site & Context

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01 Site & Context

01.1 Site Location



Hollin Royd Farm Cawthorne

01 Site & Context

01.1 Site Location



Hollin Royd Farm Cawthorne

01 Site & Context

01.2 Site Locality

The site is located on the A635 (Lane Head Road) to the west of Barnsley, surrounded by rural agricultural fields.

Site Address:

**Hollin Royd Farm
Lane Head Road
Cawthorne
Barnsley
S75 4AJ**

The local area and neighbouring properties are predominantly of an agricultural nature. To the East of the site lays Naylor Pipeworks and to the west more farms.

The main vehicle access to Hollin Royd Farm is from a private entrance on the A635.

The site lies to the west of Cawthorne Village. The village was once the centre of a localised farming, iron and coal mining industry, though today it is the centre of a very affluent commuter belt, west of Barnsley. The Cawthorne Neighbourhood Plan was made by BMBC on 14th July 2021. This means that it is now part of the statutory development plan for Barnsley.

Site History and Proposal Context

The farm dates back to the 16-1700s and the current family are the fifth generation to live on the site. Hollin Royd Farm is family owned and encompasses approximately 4.75 acres of land. A mix of which is farm yard and grazing pastures. The farm was previously run as a dairy farm, the family now produce hay bales to sell to other farms local in the vicinity. The family wish to keep and raise suckler cows to aid in keeping the pastures down when not making hay.

The proposed shed would be used for additional winter fodder, housing grazing livestock and machinery storage. The family wish to demolish the dilapidated existing shed and erect the proposed shed on its partial footprint in order to not impact further on the grazing pasture. The stone dismantled from the existing shed would be used elsewhere on the farm to repair other barns or drystone walls.



Hollin Royd Farm Cawthorne

01 Site & Context

01.3 Site Photos



Hollin Royd Farm Cawthorne



Hollin Royd Farm Cawthorne

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02 Concept Design

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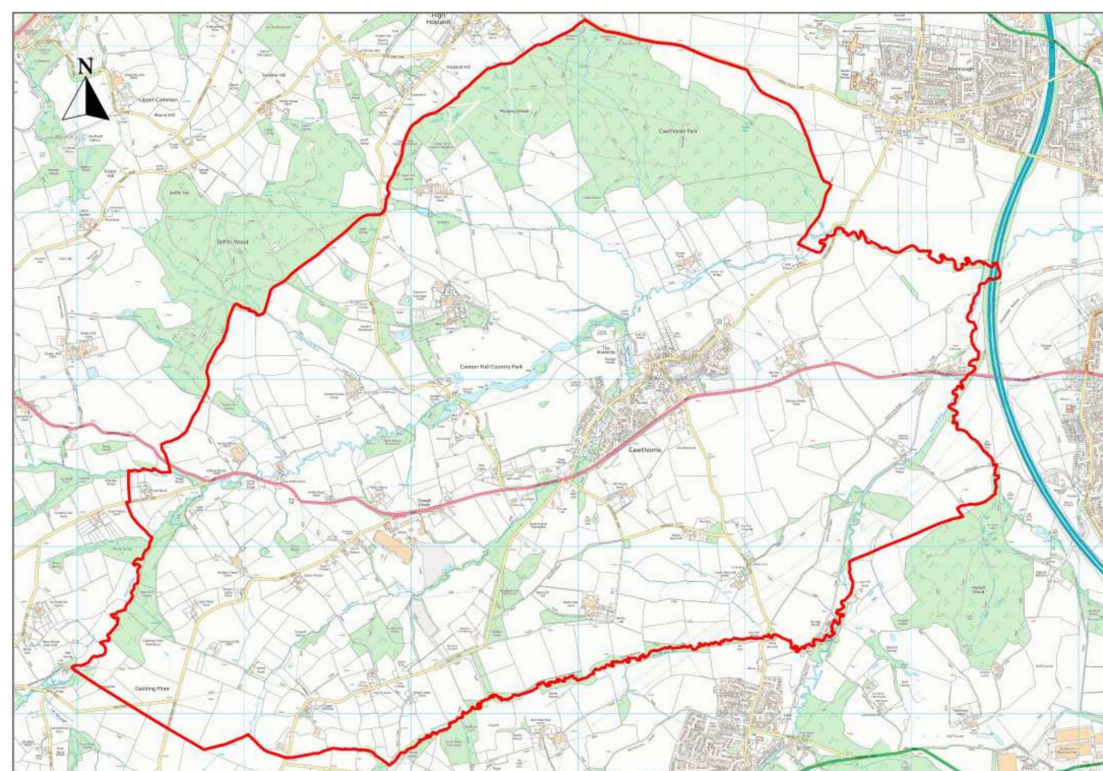
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02 Concept Design

02.1 Cawthorne Parish Neighbourhood Development Plan (NDP)

The NDP sets out the key planning issues for the parish and sets out planning policies to guide new development. It builds on earlier work including the Cawthorne Parish Plan and the (recently updated) Village Design Statement and it has been informed by the Conservation Area Appraisal and Management Plan which forms a key part of the evidence base for design policies in the NDP. The NDP has been developed to establish a vision for the Parish, helping to deliver the local community's aspirations and needs up to 2033. The NDP is a statutory planning document and will be used to help determine planning applications alongside national planning policies and Barnsley MBC's planning policies.

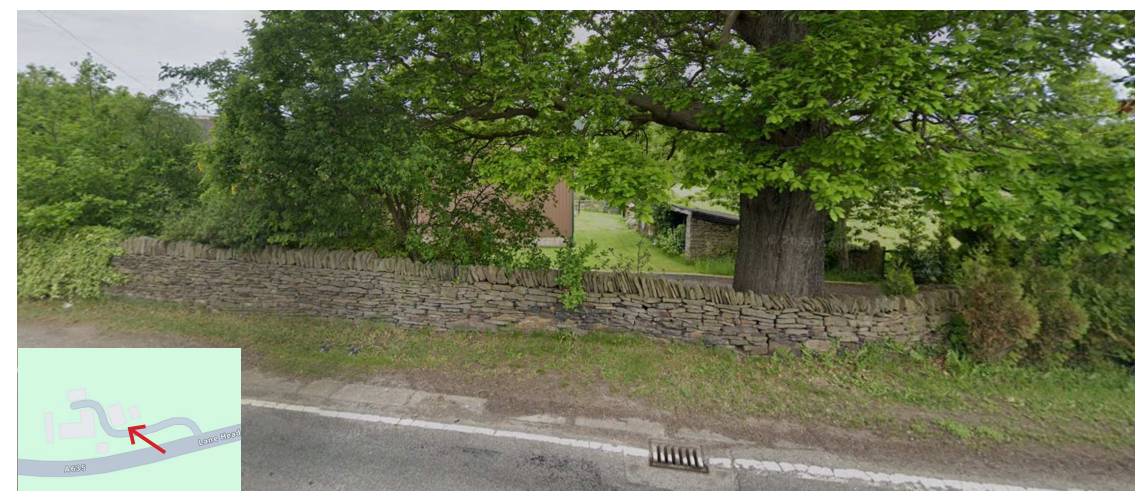
Map 1 Cawthorne Parish and Designated Neighbourhood Area



The Cawthorne Parish Neighbourhood Development Plan (NDP) has been prepared by a Steering Committee of local residents on behalf of Cawthorne Parish Council. The NDP has been prepared within the framework of national and local (Barnsley MBC) planning policies. It has the same plan period as the adopted Barnsley Local Plan - up to 2033. The village of Cawthorne is inset within the Green Belt and has a conservation area, a number of listed buildings and significant designated natural environment assets including an historic park and garden, ancient woodlands and Local Wildlife Sites.

Hollin Royd Farm Cawthorne

The proposal seeks to match other agricultural buildings within the local area, in construction and materiality. The position of the proposed building aims to site within close proximity to other buildings within the farm yard, along with a lower site positioning if viewed from the main road due to the natural falls of the site. Both aiming to adhere to the NDP's vision for both the protection of the heritage of the village and providing a high quality design in new developments, matching that of other local agricultural buildings.



Existing shed and adjacent box profile building as viewed from main road



Existing shed and adjacent box profile building as viewed from main road



Front 3D View

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Rear 3D View

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02 Concept Design

02.4 Precedent Images



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