



WORTLEY WAGYU

COTE GREEN FARM

DESIGN STATEMENT
SEPTEMBER 2023

CODA
Bespoke



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INTRODUCTION

Cote Green Farm is located in the South-West of Barnsley in the village of Wortley. The farm is situated on the Trans Pennine Trail in the beautiful Yorkshire countryside and is home to Wortley Wagyu.

Wortley Wagyu was launched in 2020 and is a small family-run business that is dedicated to producing the highest quality beef. Wortley Wagyu was formed after a demand was seen for Wagyu in local butchers and farm shops. Following the early success as a supplier locally they soon started as a mobile caterer at local pub events which also lead to them becoming a regular on the menu's of several local restaurants and pubs themselves. For a while the farm's retro van could also be found at the Fox Valley Shopping Park.

In such a short time frame the company has already established an enviable reputation for its high quality produce and they are looking to expand their brand and enhance the farm and public space on site to provide a unique visitor attraction. These initiatives would deliver substantial additional benefits into the local community and economy.

Wortley Wagyu has found its niche in the area and now has the opportunity to be able to expand upon this and become a recognisable brand within Barnsley and further afield.



OUR VISION



A PLACE FOR GROWTH

Wortley Wagyu are the latest addition to Barnsley's culinary scene providing high quality produce to the people of the town and the village of Wortley.

The Japanese Black Cattle are slow grown on the farm and grass-fed to maturity producing the best quality and taste possible. They are able to provide the right level of supply for the demand whilst ensuring that the quality is not compromised.

Since the beginning there was a demand for the high quality produce which in turn has created a clear opportunity to expand and create a dedicated cafe providing a gourmet food experience and allowing the produce to be showcased at its best.

Wortley Wagyu aspire to provide a top quality service with an ever expanding diverse range of specialist products and enable their cafe to evolve and grow bringing with it substantial benefits and positive recognition to Wortley and Barnsley.



Wortley Wagyu
produce.....

A PLACE TO EAT

Cote Green Farm is located directly on the Trans Pennine Trail and currently has a dedicated car park for visitors who are looking to make the most of a day out on the trail. The trail is suitable for all users including families with young children which makes Cote Green Farm an ideal location to create a new family visitor attraction.

Part of Cote Green Farm will be opened up to allow visitors to experience the farm with all the family.

The creation of a new cafe will allow visitors to try the farm's produce and local food throughout the day, in the place where it was reared. There will also be a farm shop and butchers where visitors can purchase the farm's produce.

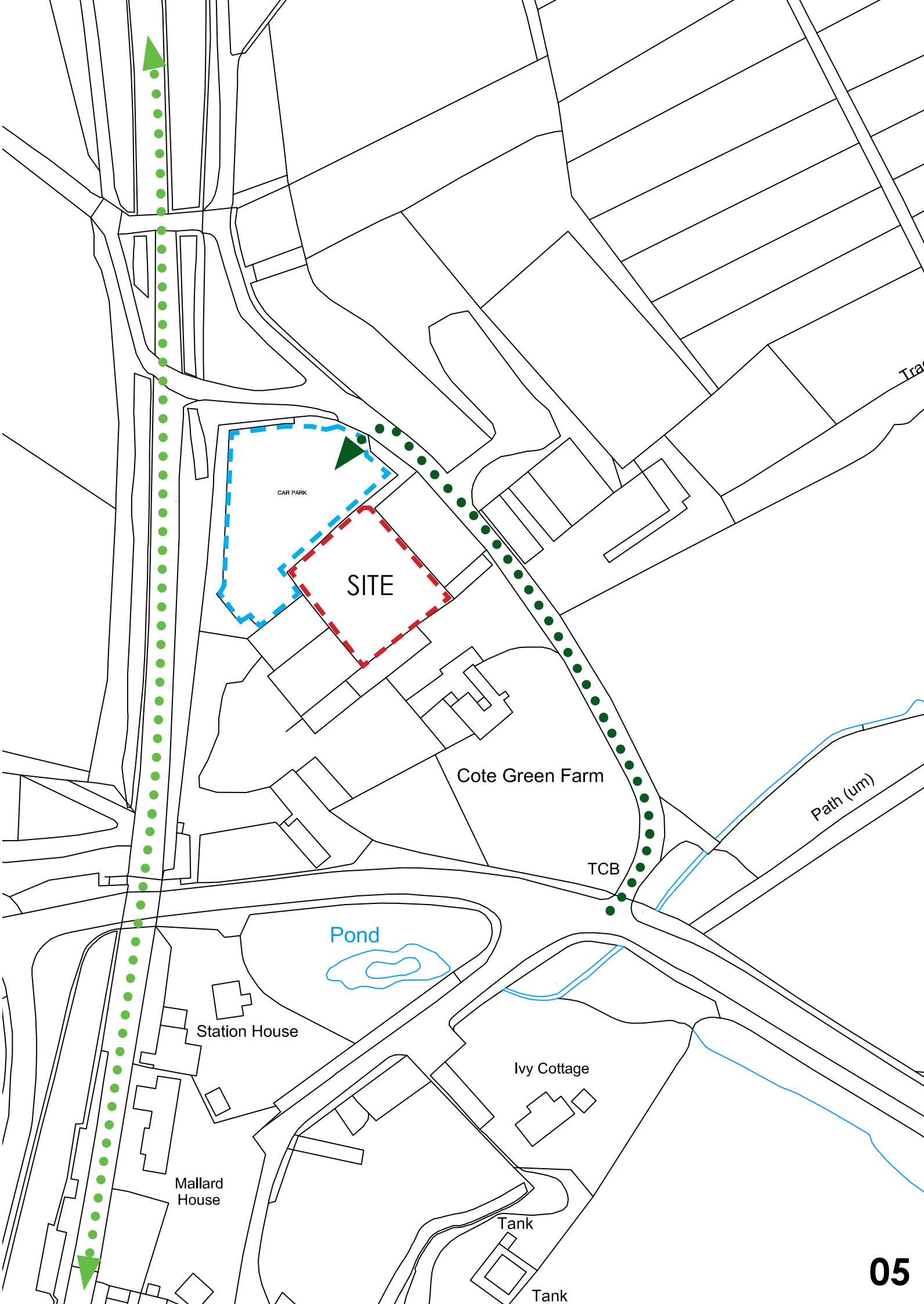


PROPOSED SITE

The proposed location of the cafe and farm shop building is in the centre of the existing farm, on an open square area between the main barns.

The existing car park on site will be retained and can be used by visitors as well as users of the Trans-Pennine Trail, which passes directly by the farm. The car park is accessed from Finkle Street Lane, to the south of the property.

- PROPOSED SITE
- EXISTING CAR PARK
- VEHICULAR ACCESS
- TRANS-PENNINE TRAIL

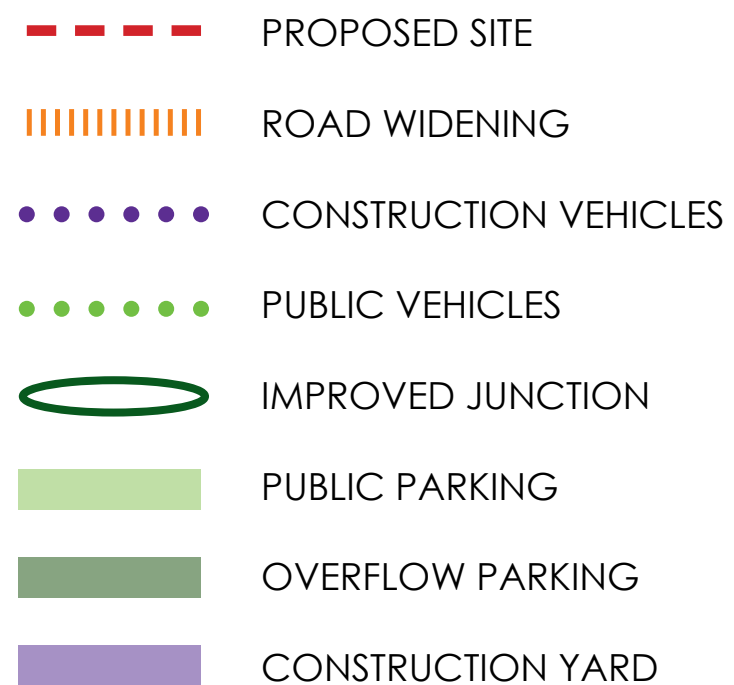


PROPOSED ACCESS

As the public car park is currently used for visitors to the Trans-Pennine Trail, the introduction of the new cafe will increase the number of vehicles and visitors to the site and therefore require upgrades to the site access.

To allow for better vehicular access both during construction and once the build is complete, it is proposed that the entrance and road to the public car park be widened. This widening is to allow vehicles to pass side-by-side more comfortably. The road currently varies between 4.5 and 5.5 metres wide; the proposed width is an even 6 metres where possible.

The intention is to keep the public car park open at all times during the construction, and in order to do this, the open yard area to the south of the proposed site has been identified as a location for construction deliveries, storage, and management.

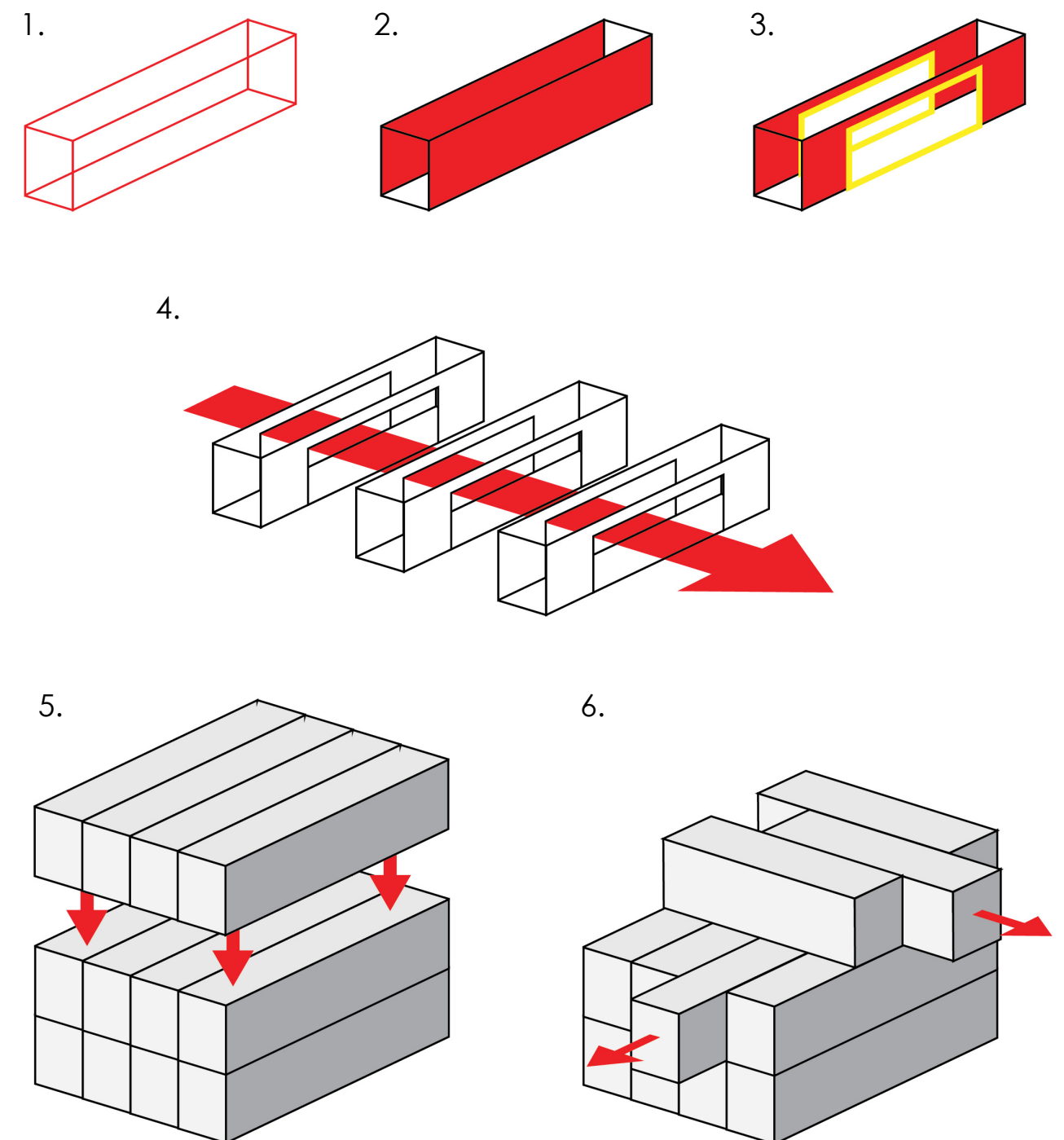


DESIGN CONCEPT

The concept of the proposed building is to utilise shipping containers to create the spaces needed for the cafe and shop. The shipping container has become a widely used element in food and leisure developments over recent years, partly due to the fact that they are self-contained, human-scale stackable units that can be quickly craned into place like prefabricated elements. The reuse and recycling of containers for buildings such as this is also an excellent way of reducing the embodied carbon of a building that would otherwise be created with new structures.

Shipping container buildings can be extremely flexible spaces that can be connected and used in multiple ways. The diagram to the right illustrates the process of using containers as a new structure:

1. Shipping containers are a simple box-like structure that has a simple metal frame around each of its edges.
2. The framework is strengthened by the inclusion of corrugated metal sheets that form the side walls of the container, this incredibly strong form creates in effect two sheer walls that brace the frame of the unit and stop skewing or twisting.
3. Openings can be created in these walls to allow for spaces to be connected or for windows and doors. However, any breach in the corrugated wall must be strengthened with additional steelwork to replace the strength lost within the opening.
4. Multiple container units can be put together, and with corresponding openings, they can form larger spaces once connected.
5. Containers were designed to be stacked, so buildings with multiple levels can be created. Vertical access can be included within the building but is commonly designed as externally accessed spaces
6. It is also possible to cantilever individual containers depending on the required need or design. Often, the containers can manage significant degrees of overhang or offset without structural help, but sometimes additional structure may be required.



BUILDING LAYOUT

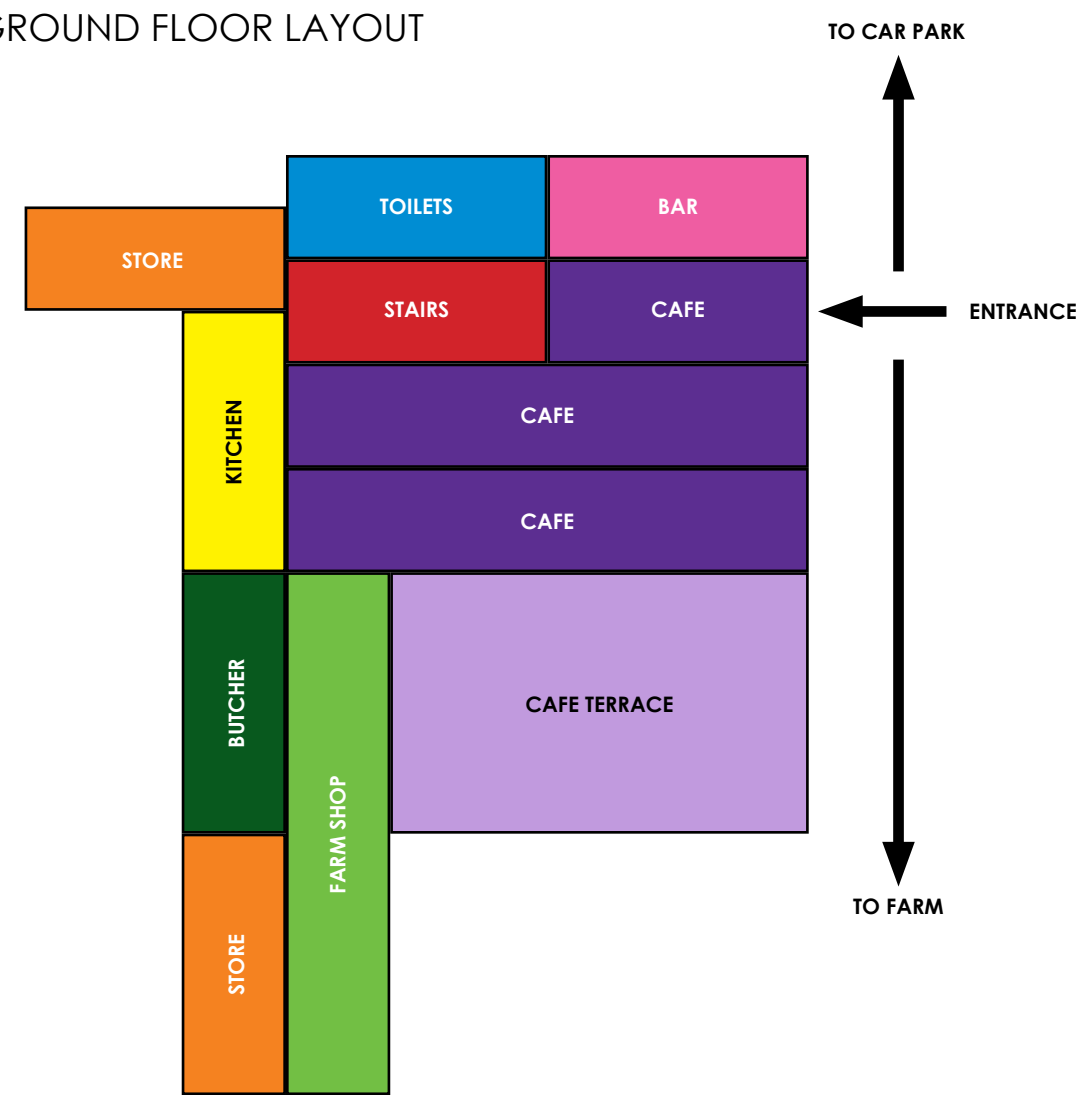
The building has been designed over two levels, and the main plan forms an 'L,' shape which allows the containers to partially enclose the outdoor space as a type of open courtyard.

On the ground floor, the main cafe area sits as the larger main element; it includes space for a bar and toilets beside the staircase. To the left of this sit the back of the house areas, such as the kitchen and storage. The cafe seating space spills outside to a dining terrace as an extension of the main dining area.

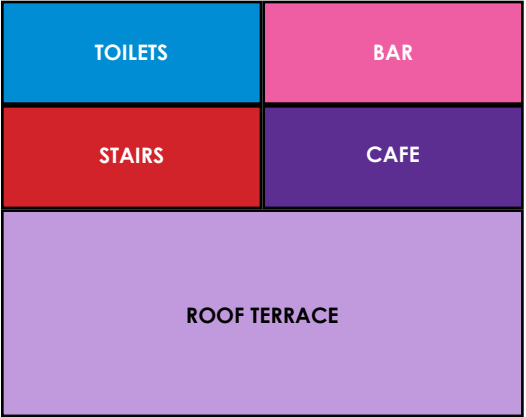
The farm shop sits beside the terrace so as to keep the active frontages of the building around the terrace area; to the left behind this is the butcher unit and further storage.

The upper level features a continuation of the dining space along with a bar and toilets; this area also opens out onto a terrace that sits on the roof of the cafe below.

GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

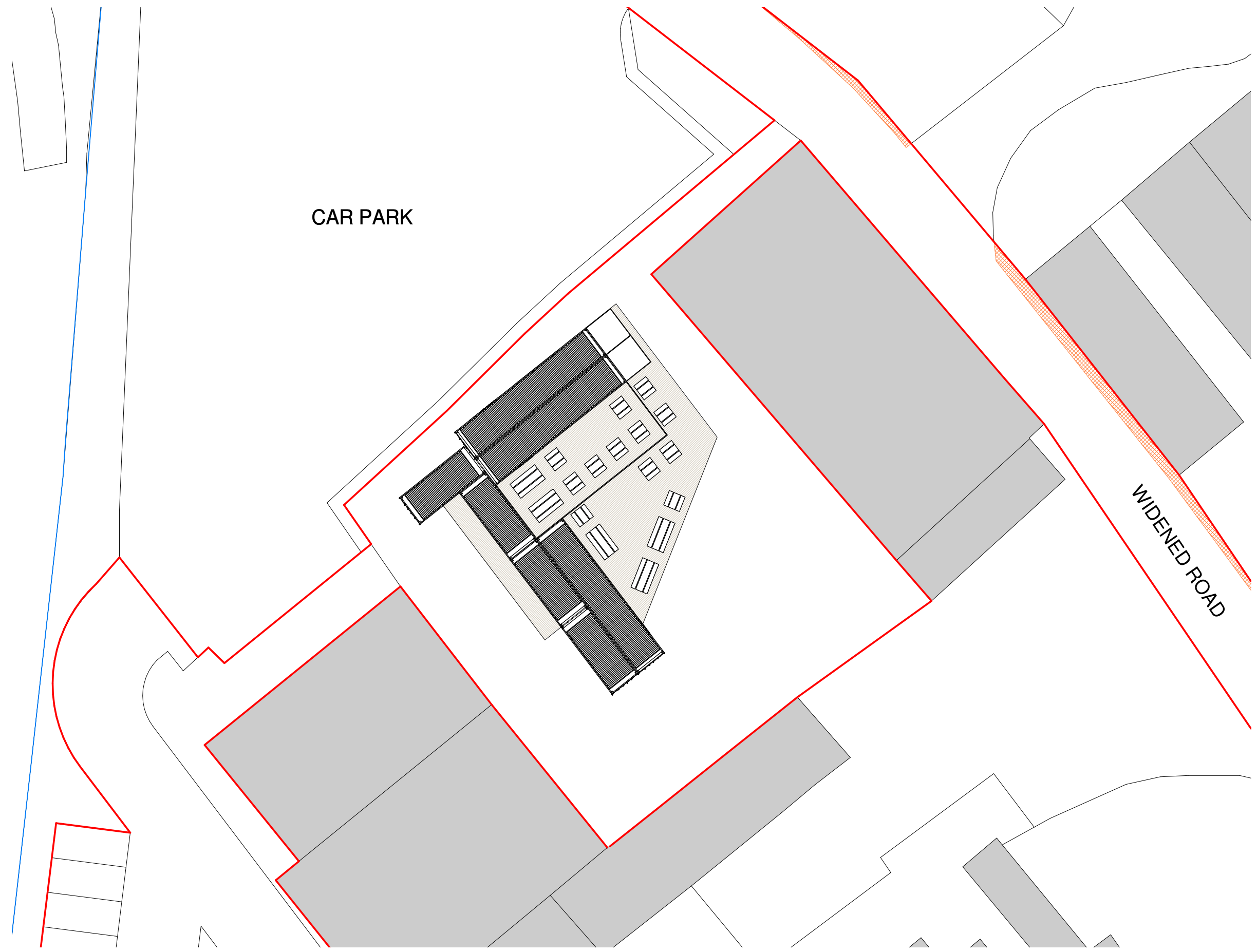


DESIGN PRECEDENT

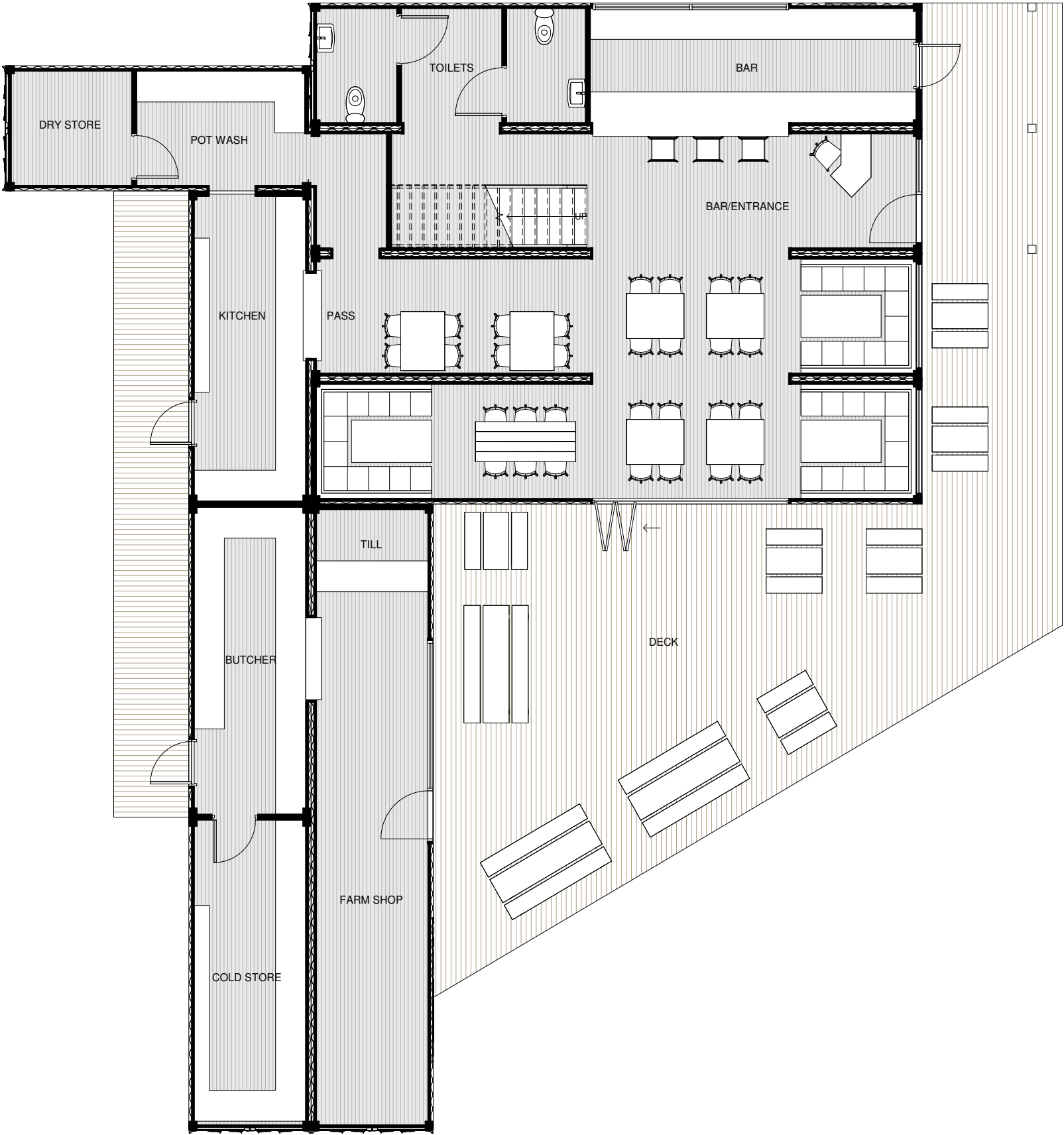
A series of buildings designed for similar uses, utilising shipping containers.



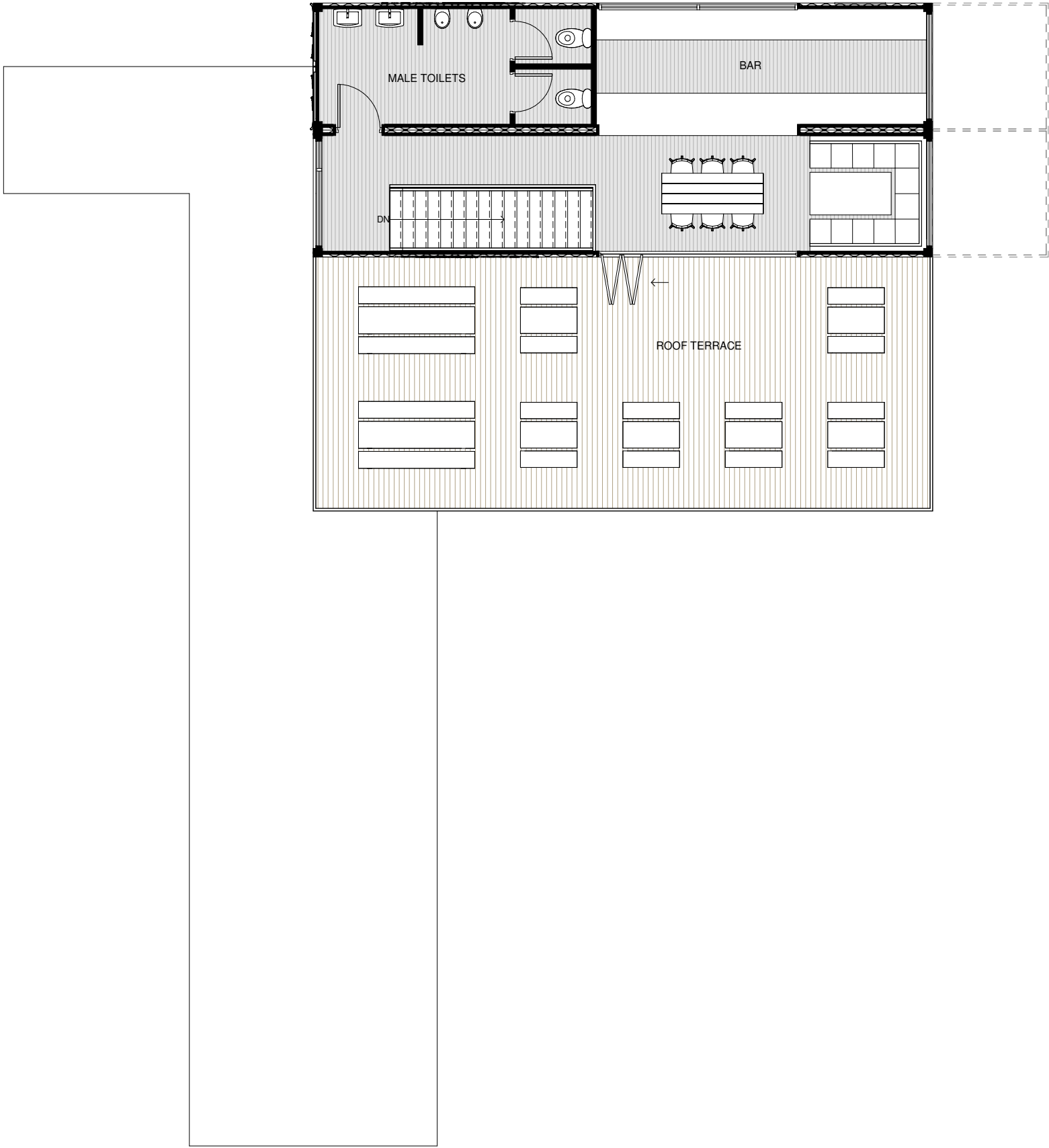
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED ELEVATIONS



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

PROPOSED ELEVATIONS



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

3D IMAGES





















■ PLANNING



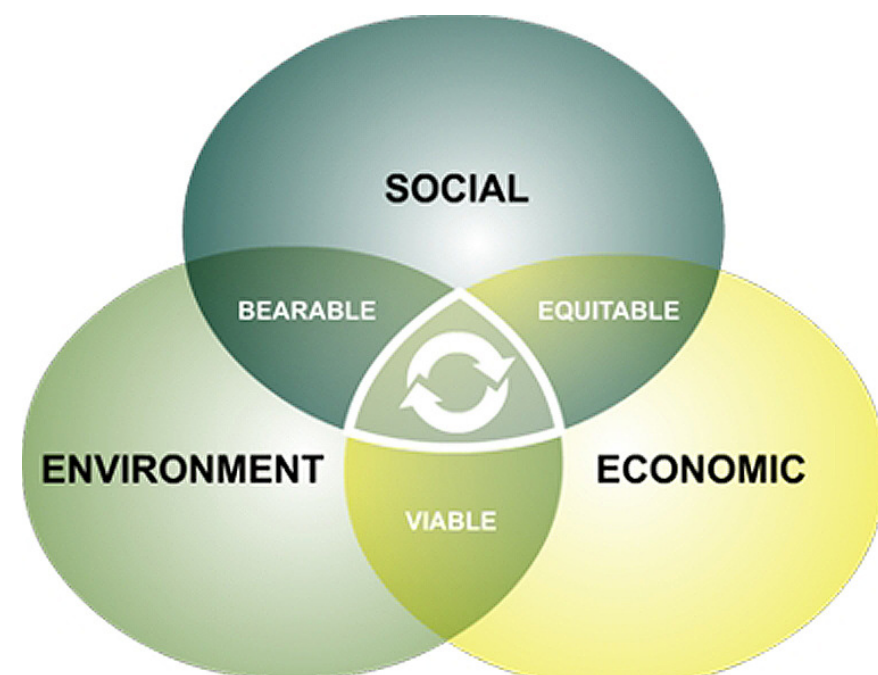
PLANNING POLICY

SUSTAINABLE DEVELOPMENT

The Government is committed to delivering sustainable development as outlined in the National Planning Policy Framework (NPPF). It identifies sustainable development as having three key dimensions: economic, social and environmental. Taken in turn we believe this proposal strongly supports all the roles of sustainable development as defined by the NPPF;

(a) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

The proposals represent a direct investment in a local business, the local area and the town in general. Enhancing the appeal and facilities of this thriving business will attract even more people to Barnsley from all over the region, whilst reinforcing the strong local customer base. The conversion of the farm will support and improve the local economy in terms of jobs and skills.



the 'three spheres' model of sustainable development

(b) a social role – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being:

The shop and cafe will provide the community with a place to buy and consume high quality, locally produced food. This will in turn ensure that more money is directed into the local economy and businesses, rather than national supermarket chains.

(c) an environmental role – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The farm shop will provide a crucial environmental role by selling produce that is overwhelmingly locally sourced and which has a vastly reduced carbon footprint than most of the produce available in supermarkets.

PLANNING POLICY

GREEN BELT

The site lies within the Green Belt and as such a proposal of this nature will require special justification for development. Our vision will give very careful consideration as to how it can be achieved in a sensitive manner that is entirely in keeping with the Green Belt. Taken in turn this proposal generally supports the purposes of the Green Belt identified in the NPPF document. Whilst not directly relevant to all these action points, it helps to achieve and certainly does not prevent their collective long term delivery.

(a) to check the unrestricted sprawl of large built-up areas;

The proposal does not add to the sprawl of the built up area. The existing buildings will be retained and repurposed and the agricultural land surrounding will remain thus contributing to the openness of the Green Belt.

(b) to prevent neighbouring towns merging into one another;

The proposal does not contribute to neighbouring towns merging into one another.

(c) to assist in safeguarding the countryside from encroachment;

The proposal does not present any further encroachment on the countryside. The proposal seeks to reuse the existing built forms on site where applicable. Extreme care will be taken to ensure that any works on site have a minimum impact and that the proposals harmonize with its environment. In our view the nature of the business and the benefits it will bring clearly outweigh other material considerations.

(d) to preserve the setting and special character of historic towns;

Barnsley is not an historical town so the proposal cannot be said to preserve the setting and special character of an historic town.

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The business occupies a rural location and due to the nature of the business, it is essential that future operations are consolidated on the existing site and not redirected elsewhere. The proposal will not encourage 'urban regeneration', however we feel that this is clearly outweighed by the other material considerations.

Given the nature of the proposals and our vision for the farm, we do not consider that our proposals constitute inappropriate development in the Green Belt and would contend that any potential harm is clearly outweighed by other considerations. We therefore consider that 'very special circumstances' exist to allow the proposed developments to proceed at this location.



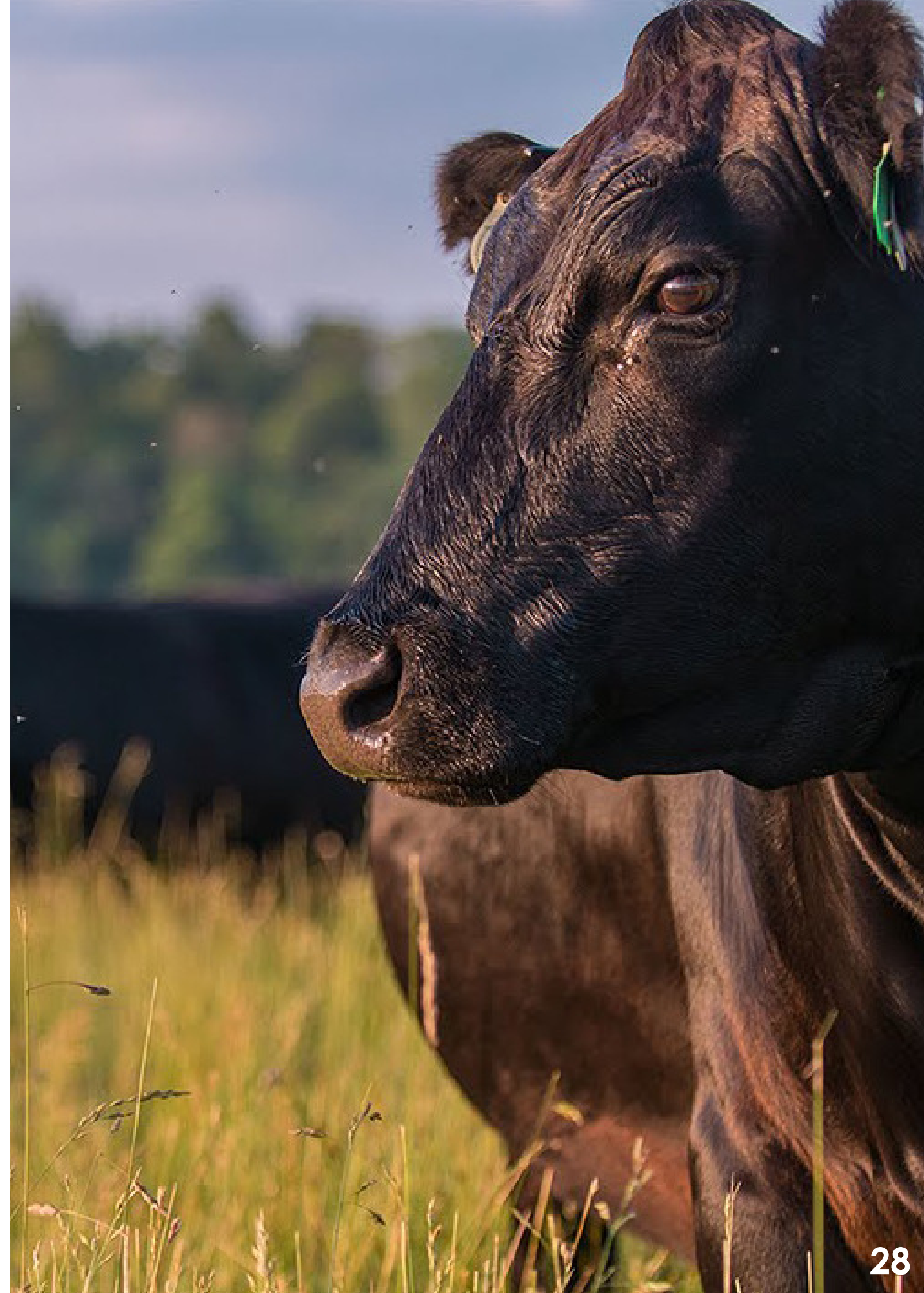
CONCLUDING STATEMENT

The reputation of Wortley Wagyu has grown immensely in such a short time. We feel that now the public is valuing local businesses, socialising, and good food more than ever, the reputation of the company and its products will only increase.

“We believe we have already become well known for our produce, and we know we can build upon this. We are passionate about creating a new visitor attraction in the area overlooking the beautiful Yorkshire countryside. This would help us become a truly great local destination, attracting people from miles around to visit Barnsley and spend their money in the local economy.”

Our plans would mean that we would be able to create a large number of job opportunities and deliver sustainable forms of employment in the community that are proven to support local businesses. This will benefit the local community and economy greatly.

We feel that the project as a whole would be a great success and become a major asset and attraction for the local area. We are incredibly passionate about creating a great local destination for Barnsley that will bring substantial benefits to the local economy and community. We hope that the Council will share our vision and support us in helping to make it a reality.”



**This document has been produced
by CODA Bespoke on behalf of
Wortley Wagyu**

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