Proposed New Development at:

Cannon Hall Farm, Cawthorne, Barnsley, S75 4AT.



DESIGN AND ACCESS STATEMENT

WALKER ASSOCIATES

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May 2015

1.0 INTRODUCTION

1.1 This Design and Access statement has been prepared by Walkers Associates on behalf of Cannon Hall Farm in support of an application for a two storey Annex to the Indoor Play building at Cannon Hall Farm, Cawthorne, Barnsley, S75 4AT.

1.2 This Design and Access Statement is to be read in conjunction with the submitted application drawings for Cannon Hall Farm Annex building and other supporting information.

1.3 The Statement covers all key criteria involved in the design process and the design principles on which the scheme is based. It is subdivided into the following eight sections:

1. Introduction
2. Overview of the Development
3. Assessment of the Site
4. Site Topography
5. Drainage
6. Design
7. Access
8. Summary of Benefits

1.4 The generalised description of the proposal is the erection of a two storey Annex building adjacent to the Indoor Play building and bakery linking the two buildings as one.

2.0 OVERVIEW OF THE DEVELOPMENT

The overall scope of the proposal is to erect a two storey Annex building comprising of staff toilets at ground floor level and storage facilities at first floor level adjacent to the Indoor Play building and bakery building. The proposed Annex will provide a direct staff link between the two buildings, provide staff toilet facilities to the recently completed Indoor Play building and provide additional storage facilities to the ongoing expanding existing farm shop and bakery.

3.0 ASSESSMENT OF THE SITE

3.1 CONTEXT

3.1.1 Location: The site of the proposed works lies within the ownership boundaries of Cannon Hall Farm Ltd – refer to submitted drawings.



3.1.2 Current Use: Joint restricted access route and courtyard.

3.1.3 Site Characteristics: Mixed architectural styles dating from different periods. The two principle external materials are brick and timber cladding both of which we are proposing to use for the proposed Annex building and match the surrounding existing buildings style on site.

3.1.4 Scale, Height and Massing: The adjoining buildings range between single and two storey height and are rectangular in shape.

3.1.5 Appearance, Details and Materials: The proposed Annex building has been designed to appear agricultural, in-keeping and appropriate to its agricultural setting, whilst in-keeping with the existing building stock Architectural style at Cannon Hall Farm Ltd. The principle materials used in the surrounding existing buildings stock is the use of timber boarding, brickwork and dark roof sheeting complimenting the overall farm site context and surrounding listed buildings.

3.2 EVALUATION

3.2.1 No physical obstacles have been found to prevent the proposed works from being procured and constructed.

4.0 SITE TOPOGRAPHY

4.1 GENERAL TOPOGRAPHY

4.1.1 A detailed topographical survey of the site has been prepared in the past to support previous Planning Applications for works in the Central courtyard. However, due to recent building works in the central courtyard as seen the courtyard level drop by a further 600mm levelling the entire central area and minimizing the overall visual impact on the openness and character of the surrounding Green Belt and listed buildings.

A copy of the topographical survey is attached with the application.

5.0 DRAINAGE

5.1 DRAINAGE

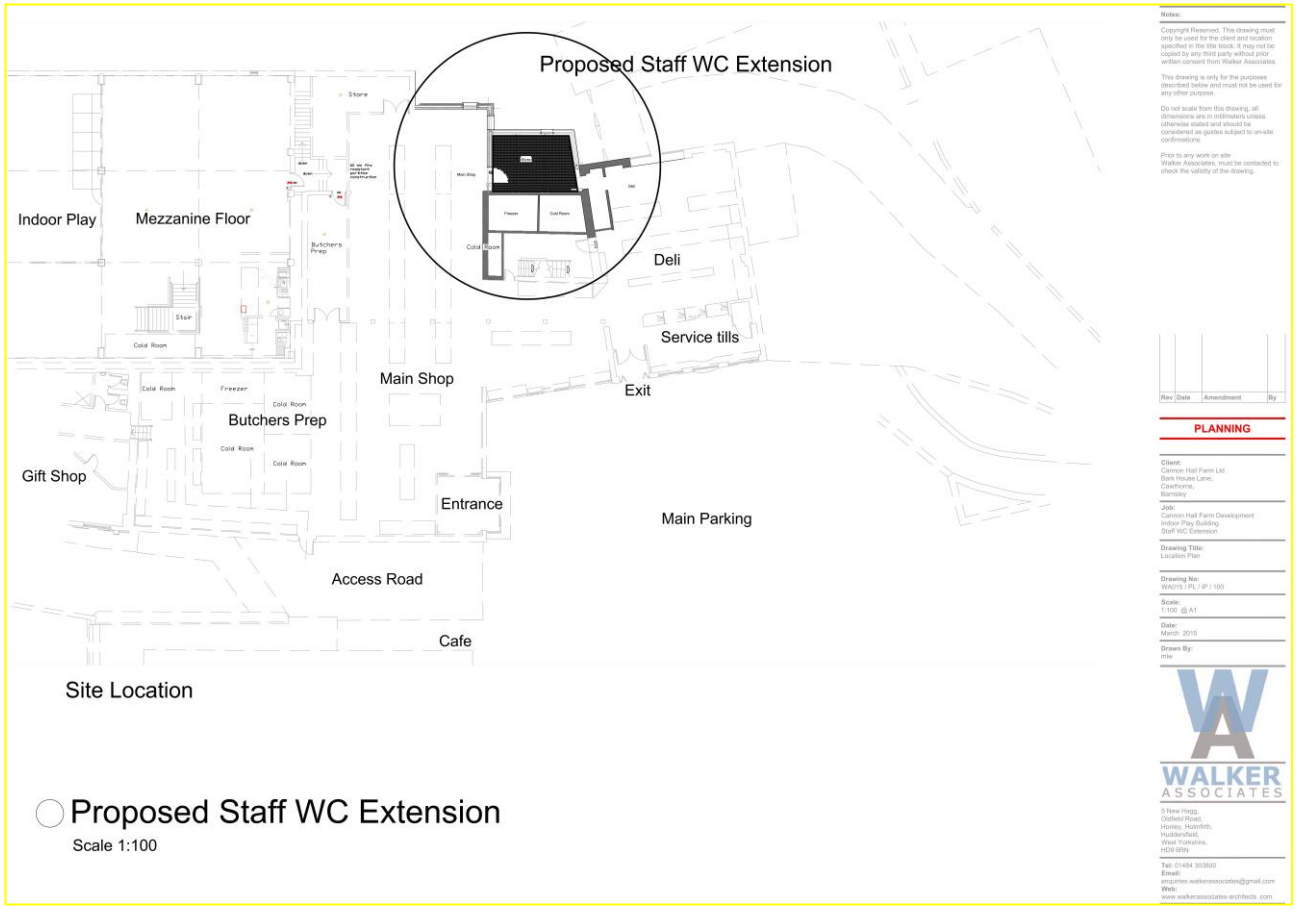
5.1.1 A drainage and flood risk assessment was prepared in the past to support previous Planning Applications for works in the Central courtyard.
The assessment highlighted that the recent development of the site would not result in any additional foul water discharge therefore the new proposed Annex will not impact on the existing drainage system for foul water discharge. Additional surface water discharging from new roofs and/or hard standings will be taken to rainwater harvesting and sustainable storage systems prior to final discharge to the adjoining water course thereby avoiding any flooding or polluting impact on land downstream.

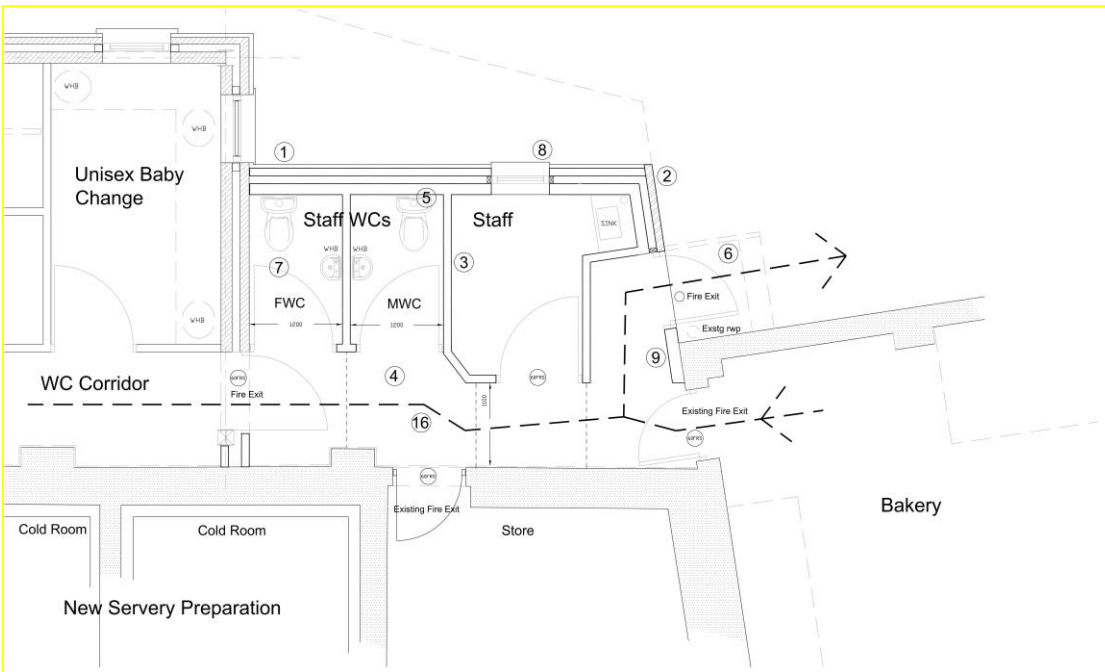
6.0 DESIGN

6.1 DESIGN OBJECTIVES

6.1.1 To erect a two storey Annex building comprising of staff toilets at ground floor level and storage facilities at first floor level adjacent to the Indoor Play building and bakery building.

6.1.2 The proposed Annex will provide a direct staff link between the two buildings, provide staff toilet facilities to the recently completed Indoor Play building and provide additional storage facilities to the ongoing expanding existing farm shop and bakery.



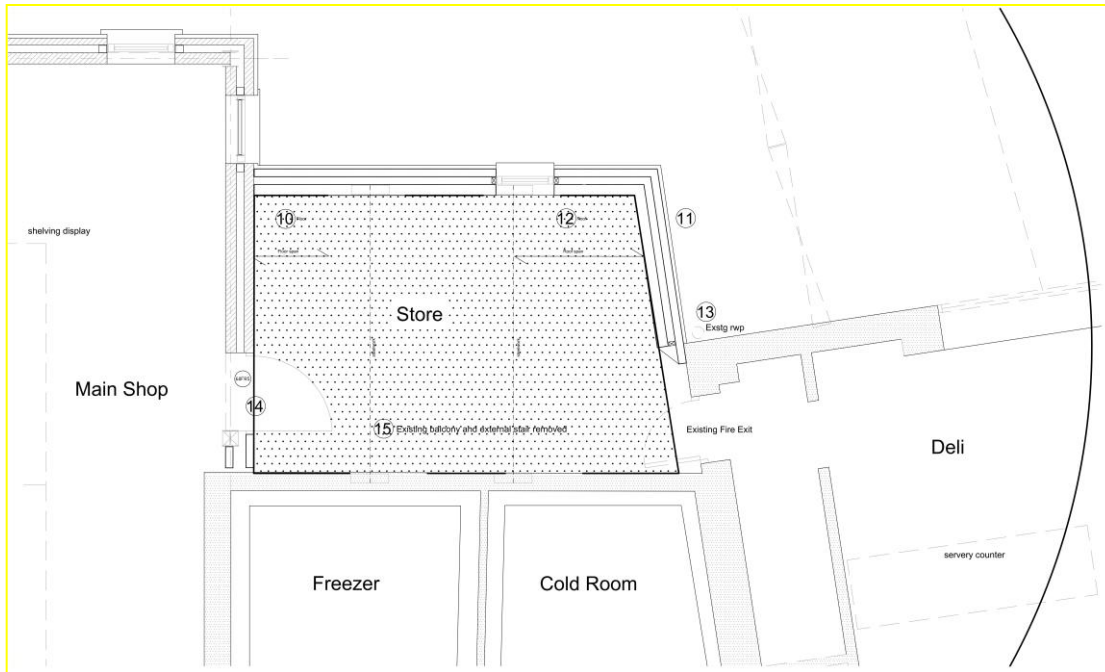


Proposed Staff WC Extension

Scale 1:20

WALKER ASSOCIATES
5 New Hagg,
Oldfield Road,
Honley, Holmfirth,
Huddersfield,
West Yorkshire,
HD9 6RN
Tel: 01484 303800
Email: enquiries.walkerassociates@gmail.com
Web: www.walkerassociates-architects .com

PLANNING

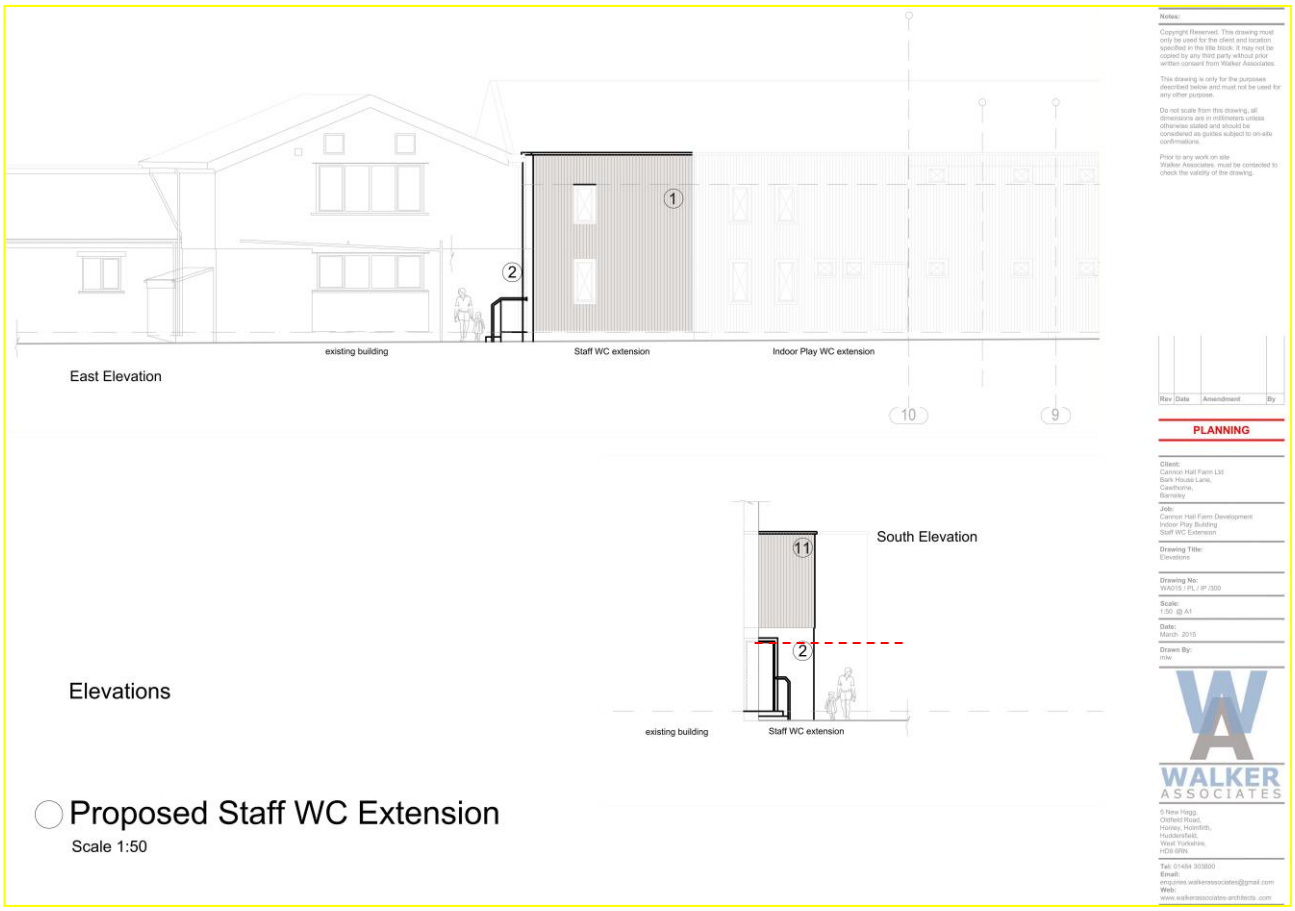


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WALKER ASSOCIATES
5 New Hagg,
Oldfield Road,
Honley, Holmfirth,
Huddersfield,
West Yorkshire,
HD9 6RN
Tel: 01484 303800
Email: enquiries.walkerassociates@gmail.com
Web: www.walkerassociates-architects .com

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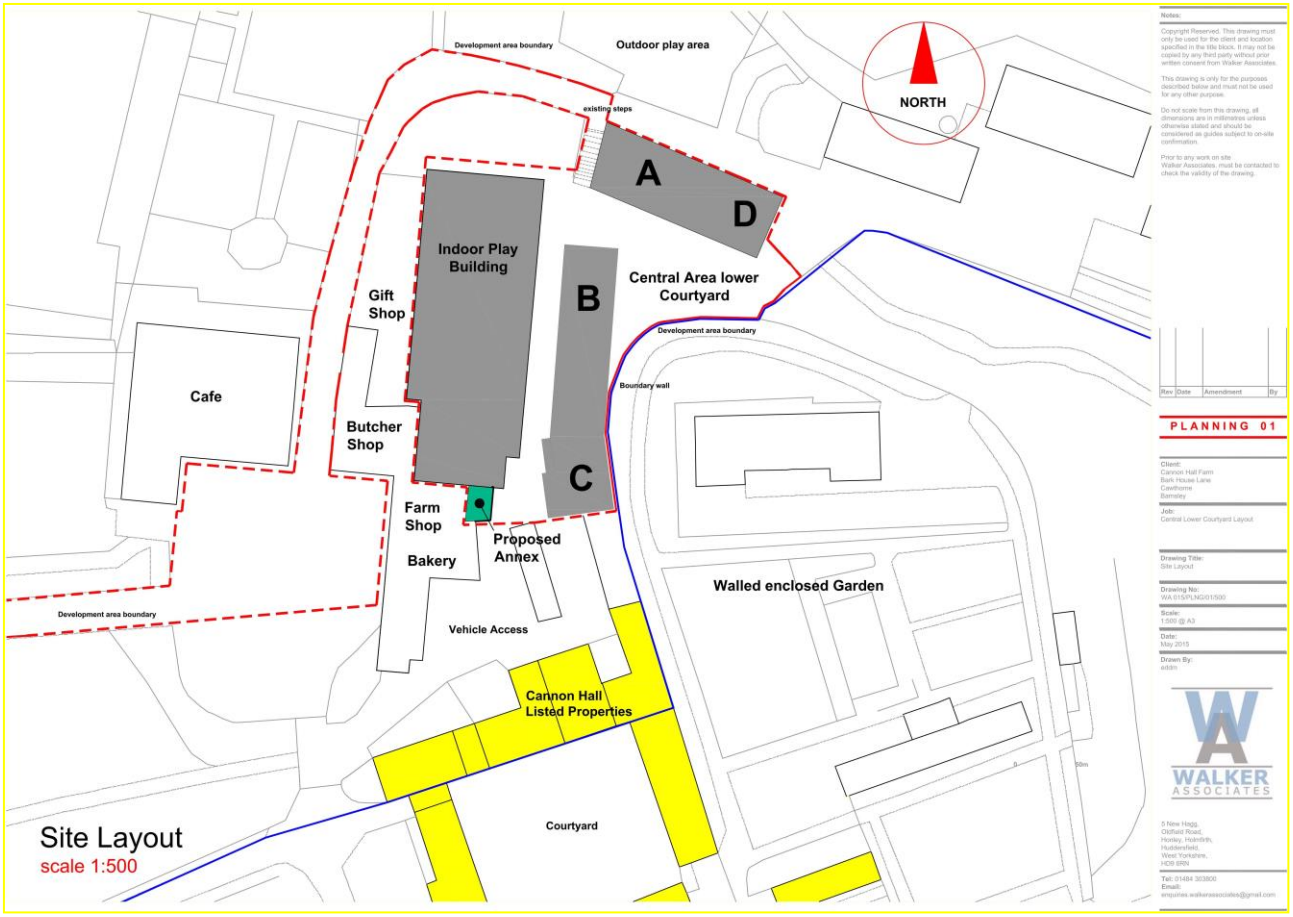


From the above drawing the proposed Annex building on the South Elevation looks back at the Listed Buildings however, this view will be obscured by the existing oak gates measuring 2.5m in height as shown on the dotted red line above.

7.0 ACCESS

7.1 ACCESS

7.1.1 All existing access onto the central lower courtyard area remain unchanged and un-affected as shown below.



8.0 SUMMARY OF BENEFITS

8.1 Approval of the submitted application for the proposed Annex building would result in the recently completed Indoor play building to be fully complete with staff facilities at ground floor level and storage facilities at first floor level for the expanding farm shop.