

DESIGN AND ACCESS STATEMENT
FOR
NEW FARM SHOP AND CAFE
AT
COCKLE EDGE FARM, INGBIRCHWORTH
FOR
W. H. BROOK AND SONS

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1. DESCRIPTION:

The proposal involves the demolition of some of the existing farm buildings and replacement with a new farm shop building with preparation and storage areas, WC's and a café at the first floor. The scheme is within the green belt and within the curtilage of an established farm.

2. USE:

The applicants are an active farming family. Details of their full holdings, land ownership and business plans can be forwarded by request. The proposal will provide much needed diversification to the farming business. To maintain growth and sustainability the new venture farm shop and café is essential. There are no other farm shops within 5 miles of the site and only three within 10 miles (i.e. Silkstone, Hazelhead and Emley).

3. AMOUNT:

In order for the scheme to be viable and because the capital outlay will be considerable the building size as shown is a "minimum". The first floor design allows for future expansion within the same building size for additional storage preparation or retail areas. The approximate floor areas as shown are Retail 167m², Storage and Preparation 85m², Café including kitchen 171m², WC's 41m².

The area of new build is 137m² and demolished areas 22m².

4. LAYOUT:

The plan as indicated on two levels provides the most flexible and economical layout by utilising the levels of the existing buildings.

5. SCALE:

The proposal utilising the first floor within the roof space enables a maximum ridge height of 237.80, little more than the existing building to be demolished. From plans 11/14 and 11/15 it can be seen that consideration has been given to following the footprint of the demolished buildings as far as possible to ensure the proposal sits well against the existing retained farm buildings and farmhouse. The importance of keeping the scheme within the curtilage of the farm complex has been addressed. From necessity the access and parking areas extend to the south but because of the topography of the site and the location of existing buildings and tree screening we believe the effect of the development on the openness of the green belt will be minimal.

6. LANDSCAPING:

The applicant would present a fully comprehensive landscape scheme for approval prior to commencement. We believe however that a large and

extensive planting scheme involving trees and mature shrubs would not necessarily be appropriate in this greenbelt location. The openness of the green belt would be better served by mainly grassed areas and some low level subtle planting. Treatment of the surface of parking areas and the new access drive is also important in this green belt location. Subject to agreement we would suggest a rolled gravel giving a more rural feel with any pavings to be in natural stone and limited to pedestrian paths in the immediate vicinity of the new building.

7. APPEARANCE:

A great deal of thought has been given to the appearance of this new building in the farm curtilage. To provide the overall floor areas required and using the first floor areas the result has been wide gables. While not immediately suggesting a similarity to "farm buildings" (which may have been possible for a smaller footprint) we feel that the high quality and simple elevations offer an interesting contrast within the farm. The use of rooflights following the roof line is much preferred to any dormers or projecting windows.

To give the new building a clear and separate identity while being sympathetic to its surroundings the materials used would be high quality natural old stone second hand or darkened and dark artificial stone slates to the roof. An investigation of costs showed that natural stone slates would have been prohibitively expensive for such a large roof but a very realistic artificial slate would be used such as Greystone or Intergrey.

8. ACCESS:

Again the issue of access has been given a great deal of thought. Accepting that the new drive, for public access, constitutes a slight further incursion into green belt we feel that for practical and highway safety reasons the traffic coming to the farm shop should be quite deliberately separated into the "commercial deliveries and waste collection" and "public access to the car park". The applicant is also quite keen to promote a new and public footpath linking the A629 with the Scout Dike Reservoir circular walk. To this end, should the applicant be successful, the applicant would form a "permissive path" route as shown on the plan 11/06A subject to a section 31 agreement with Bamsley Council and under DEFRA guidelines for environmental stewardship for footpaths. Initial contact has been made with the councils countryside section, Yorkshire Water and DEFRA.

The parking area including 3 No disabled spaces would provide a total of 28 spaces.

At pre-application stage a Highways Development Officer visited site and suggested improvements to the access point from and to the development from the A629. Vision in both directions would be excellent using the existing drive. Since the adjacent land is within the ownership of the

applicant clear vision can be maintained to the lines shown with any obstructions or shrubs removed or reduced to less than 1m high. Full enclosure of the new drive and footpath and parking areas is proposed by dry stone walls with the new footpath across the field to the south to be open with a loose gravel delineating the path. Issues relating to access for the disabled and elderly have also been considered and within the proposal the following details will assist access: -

1. Three dedicated disabled parking spaces will be provided at the closest point to the entrance.
2. A level threshold and ramp access will be provided at the main door.
3. All aisles and doorways will be to dimensions greater than the minimum recommended "wheelchair" width.
4. A ground floor disabled WC is to be provided fully equipped with grab rails, emergency alarm and all recommended sanitary equipment suitably located.
5. A low level counter access to be fixed at the checkout point.
6. The new stairs will comply with Building Regulations for an ambulant staircase to maximum risers (170mm) minimum width and handrail requirements.
7. Further issues relating to the Building Regulations will be addressed at the time of a regulation application, i.e. fire alarm system, means of escape, emergency lighting and staff facilities.

9. SUSTAINABILITY:

It is the applicants firm intention to make full use of the technology available to make the new building as energy efficient as possible. Steps have already been taken to investigate a Ground Source Heat Pump System from Kensa Heat Pumps Ltd. should we be successful in the Planning Application. Also under consideration is an extensive solar panel (s.v.) system to the roof where although facing east and west we are advised that the size of the roof involved would provide a viable basis for solar panels.

The applicant is also anxious to insulate the new building to a level far in excess of the minimum Building Regulation requirements. This will be addressed in greater detail at the time of a Building Regulation application but we will propose extensive floor, wall and roof insulation and all glazing at 1.2w/m²/k or better.

As well as cattle and sheep the adjacent farmland will also house a number of pigs. They will help with the recycling of surplus food and food waste since, as you are probably aware, pigs will eat anything.

It is accepted that in terms of vehicle movements and travel to and from the site by the public it is unlikely that any public transport would be employed. However, in the consideration of supporting diversification on the farm and the importance of such ventures to the rural economy we feel that this "shortfall" in the sustainability element is an acceptable

compromise. In order to mitigate this element and in order to present high quality produce the applicant has already begun to investigate the sourcing of local produce, fruit and vegetables etc. Where possible locally grown produce will be purchased which then reduces the distances that food travels to reach the shop. Any imported foods or raw materials for the end products will be at an absolute minimum. A preliminary investigation at Sheffield market has indicated a good source of locally produced and English sourced fruit, veg and foods.

10. CONCLUSION:

The applicant has made a comprehensive and detailed study of the various possibilities for diversification at this time of great difficulties for the Farming community. It is firmly believed that this scheme will satisfy the criteria policies and guidelines for such development in this green belt location. It is considered essential that schemes such as this are supported by the L.P.A. to help the rural economy and we believe that with the necessary controls and suitable conditions our proposal would enhance the locality in terms of the economy and visually. It would bring considerable benefits to the people and area west of Barnsley. From pre-application meetings and discussions with the P.O. and Highways many of their suggestions were acted upon. A preliminary layout plan was amended to reduce the areas involved by omitting the drive through take away element and the small function room and caravan siting and to reduce the overall farm shop and café areas. We do feel however that the extent of the development proposals now before you would be a minimum to make the scheme viable. There is a considerable investment involved and several jobs are to be created in this diversification project.

Matters of Access, Sustainability, Scale, Design and Landscaping as presented in this application will, we hope, therefore enable favourable consideration to be given to the application.