



Project:

Wigfield Farm – New modular building to form
classroom accommodation to replace existing

Wigfield Centre for Land Based Studies
Waverlands Lane Worsbrough Barnsley S70 5NQ

Subject:

Design & Access Statement

Date:

09/09/2010

1.0 Introduction

This statement has been prepared to support the planning application submitted by Barnsley College for the proposed modular building at Wigfield Farm, Haverlands Lane, Barnsley.

Wigfield Farm is a base for Barnsley College courses in Agriculture, Horticulture, Animal Care and Environmental Studies, as well as being a working farm producing livestock and arable crops and having an open farm and visitors centre accessible to the local and wider community.

It is within the prior context that the college are looking to improve their facilities for students attending courses at the farm by way of providing better teaching accommodation and facilities.

The following aerial photograph shows the Wigfield Farm campus in relation to the surrounding area.



2.0 Site and Surroundings

Wigfield Farm is situated on a 48 Ha site within the Worsborough Country Park area of Barnsley, some 5km south the City Centre.

The site is rural in character and is surrounded by farmer's fields on all sides. Haverlands Lane is the only form of access into the site and runs immediately adjacent to the farm buildings on the southern side.

A public car park is situated on the eastern side of the farm buildings which has the capacity for 40 parking spaces plus 2 disabled bays.

The buildings themselves are split into two distinct use categories; the northern out buildings being the working farm the southern building being the visitor centre and student classrooms.

In the wider landscape, the farm buildings are visible from the elevated adjacent housing estate to the eastern side of the site inclusive of the existing 'jack leg' cabin which is located in between the tractor and animal sheds.

The following aerial photograph shows the precise location of the existing/proposed modular portacabins.





The existing cabin is currently used for the teaching of students but is in a considerable state of disrepair. The entrance to the cabin faces on to the car park and is accessed by way of steps.

The land proposed for the new modular building is to be retained as existing and it is not believed that there will be any detrimental impact or social effect on the farm. On the contrary, the facility will provide students, with enhanced facilities to learn in. Access and egress to the classrooms will also be vastly improved.

3.0 Design

The new modular building will be in the same location as the current 'jack leg' cabin, and would be situated in between the tractor and animal sheds. The elevation of the proposed modular building facing the car park will be similar to that of the existing 'jack leg' cabin and hence aesthetically there will be little change.

As the modular building is to remain fundamentally the same bar the increase of length it will therefore create minimal disturbance in terms of developing and accessing the site, the proposed will infill an area of current dead space.

The surrounding infrastructure to the site is good with the farm car park located directly to the east of the modular building and access into the area remaining as existing.

The proposal looks to introduce a 4 unit modular building of total size 12m (l) x 7.4m (w) x 3.2m (h) which will provide 2 number classrooms giving an overall footprint of 88.8m². Access to each classroom will be off a small vestibule area. The colour externally of the new units will be as the existing, green walls with green fascias.

4.0 Access

The only vehicular access to the farm is via the main entrance on Haverlands Lane. Car parking can be found directly down the eastern side of the main vehicular entrance and there is an access road that continues around the perimeter of the main building for farm or emergency vehicles only.