

Wigfield Farm,
Haverlands Lane, Worborough
For Barnsley College

PLANNING STATEMENT

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1.0_Introduction

This report supports a full planning application submitted by Rance Booth Smith Architects on behalf of Barnsley College for the proposed work at Wigfield Farm, Worborough, including:

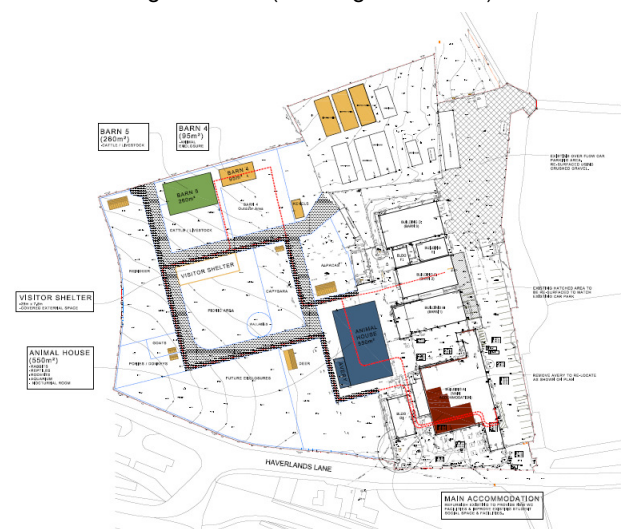
- The demolition of existing livestock shelter (existing area of 260m²).
- The construction of a new 260m² livestock barn (replacing the above) – Barn 5.
- The construction of a new 95m² animal enclosure – Barn 4.
- A new 25m x 7.5m external visitor shelter.
- Refurbishment and improvements of existing facilities within the Farms Main Accommodation Building (Building A), including relocating existing animal spaces into a new purpose built Animal House, and remodeling the existing internal space to provide improved student facilities.
- The construction of a new purpose built 550m² Animal House, to relocate existing animals (from Building A) and providing new improved teaching spaces.
- Improvements to existing external spaces including re-defining external animal enclosures by relocating and adding new areas of fencing.
- Improving visitors way finding around the site by redefining external public routes and identifying public accessible areas with permeable surfacing and fencing.
- Improve existing site drainage.

The purpose of this report is to analyse the site, identify principles and discuss the design solution proposed.

This statement should be read in conjunction with the submitted plans and elevations, as part of the application which illustrate the design intentions to enhance and refurbish the existing farm facilities.



Above: As Existing Site Plan (Drawing 14020/110)



Above: As Proposed Site Plan (Drawing 14020/210)

1.1 Barnsley College / Wigfield Farm

Barnsley College provides a wide range of learning services, from general education to specialist technology and workshop-based courses. The College currently operates on approximately 7 sites with the main sites being located close to Barnsley Centre.

Wigfield Farm is a working farm providing a base for Barnsley College courses in Horticulture and Animal Care. Its courses provide an invaluable resource to students who are able to take a hands-on approach to learning. Much of the day to day of the farm is undertaken by students attending the College's Courses. Wigfield Farm is also open to the public, and provides access to the local and wider community.

Although some of the farm staff are full-time employees, much of the day to day work of the farm is undertaken by students following one of the College's programmes of study in Horticulture or Animal Care.

The Farm currently has approximately 300 students enrolled on courses which are based at the Farm, with an average of a maximum of 200 students on site at any one time. The Farm currently employ 23 full-time staff, and 11 part-time staff, which includes both teaching and farm staff.

The proposed work associated with this application will not increase the existing student or staff numbers.

The farm is open to the general public, and allows visitors to see many of the animals which are accommodated on site. Tourism is secondary function of the

Farm, and is not a function which the College is actively promoting by the undertaking of the proposed works.

The existing farm facilities are spread across five buildings/barns and two temporary portacabins as follows:

Building A – Main Accommodation

Building A comprises of a number of single storey stone facing buildings facing onto the existing car park, which would have accommodated the original farm house, this has been historically extended with a large concrete portal frame 'barn' to the rear.

Building A provides the main access point for students, staff, and visitors, it also accommodates the farms exotic animals (meerkats, rodents, nocturnal animals, reptiles and fish). Teaching spaces, student social space, Café, kitchen, and Male and Female WC's are also accommodated within the Main Accommodation building.

The existing spaces within Building A are currently inadequate and fall below current standards for the existing uses.

Buildings B, D, E, F, and G all currently provide a mix of teaching accommodation, and space for the day to day farm function. – These buildings do not form part of this application

Building C, and Building H are existing barns / shelters for existing livestock. – It is proposed that the existing Livestock Shelter (Building H) will be demolished as part of this application, with existing livestock being relocated to a new purpose built barn.

2.0 Site Analysis

The proposed site is located on Haverlands Lane, Barnsley. The farm is set within the Worborough Country Park area of Barnsley, north of Worborough reservoir.

The site is accessed from Haverlands Lane and is approximately 2 miles south west of Barnsley centre. 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 carpark is situated on the eastern side of the farm buildings which has capacity for 40 parking spaces plus 2 disabled spaces

The site is also in close proximity to the major link roads M1 and the A61.

The site boundary is indicated in red on the map shown below.



Above: Existing site Accommodation

The key aims of the project are:

- To improve existing teaching facilities to provide suitable accommodation to deliver the College curriculum.
- To improve existing student facilities which do not currently meet current standards.
- To provide purpose built facilities to accommodate existing farm animals.



4.0 Design

4.1 Scope of Works

The works are to improve existing teaching areas and student social areas which do not meet current standards. The works will also include updating existing animal accommodation and the creation of new fence enclosures. The proposal includes relocating the existing facilities' as well as improving the existing inadequate facilities'.

The existing site use is to remain. The proposal will not increase the number of users but merely improve the quality and standards of the existing facilities for its current end users.

The application seeks permission for the following works:

- The demolition of existing livestock shelter (existing area of 260m²).
(Refer to drawings 14020 / 110 & 135)
- The construction of a new 260m² livestock barn
(Refer to drawings 14020 / 210 & 247)
- The construction of a new 95m² animal enclosure – Barn 4.
(Refer to drawings 14020 / 210 & 245)
- A new 25m x 7.5m external visitor shelter.
(Refer to drawings 14020 / 210 & 240)
- New window and door openings to Building A (Main accommodation)
(Refer to drawings 14020 / 115, 215, 216)
- The construction of a new purpose built 550m² Animal House
(Refer to drawings 14020 / 210 & 235)

Proposed external works include:

- Improvements to existing external spaces including re-defining external animal enclosures by relocating and adding new areas of fencing within
- Improving visitors way finding around the site by redefining external public routes and identifying public accessible areas with permeable surfacing and fencing.
- Improvements to existing site drainage.

4.2 Layout

The masterplan for Wigfield Farm has been carefully considered and designed to offer the best layout to suit the existing, building requirements, the user requirements, existing buildings and the existing landform.

4.3 Scale

The proposed buildings are in keeping with the existing buildings on the site and are similar in form and size.

4.4 Landscaping

The landscape surrounding the existing buildings will remain as pastureland, to suit the nature of the accommodation. However, additional walkways and paths will be provided to allow students and visitors ease of access to the new proposed buildings set to the north west of the site.

4.5 Appearance

The site falls within the boundaries of the Green Belt. In the wider landscape, the farm buildings are visible from the elevated adjacent residential area to the eastern side of the site. It is our assessment that the new proposed buildings/ barns will be in keeping with those existing on site, and will be of an agricultural aesthetic.

The agricultural buildings will be constructed using a combination of Yorkshire Boarding and masonry block work walls with composite panel roofing and timber stable doors.

The buildings are designed with functionality and practicality taken into account and are eminently suitable for its purpose and setting.

4.6 Access

Access to the farm is via the adopted highway Haverlands Lane. The access route is to remain as existing.

The land to the north of the existing car park currently provides overflow parking spaces. It is proposed that this will be re surfaced with permeable materials as part of this application.

5.0 Conclusion

The proposal is appropriate in terms of scale, design, detailing and materials and complements the character and amenity of its location and the presence of the existing barns.

The proposal offers a more sustainable future for the farm, by improved accommodation. This will allow the College to continue to provide the successful courses in Horticulture or Animal Care.

The building's design, function and its setting will enable the farm to function more effectively and continue to deliver the highest of welfare standards to their livestock, students, staff and visitors.

The buildings are to create minimal impact to the surrounding buildings and agricultural land and should therefore be considered as acceptable under relevant planning policies relating to this application.