

Proposed New Development at:

Lane Head Farm, Cawthorne, Barnsley,
S75 4AQ.



DESIGN AND ACCESS STATEMENT

WALKER ASSOCIATES



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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 an Animal Shelter barn at Lane Head Farm, Cawthorne, Barnsley, S75 4AQ.
- 1.2 This Design and Access Statement is to be read in conjunction with the submitted application drawings for Lane Head farm Animal Shelter barn 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 seven sections:
 1. Introduction
 2. Overview of the Development
 3. Assessment of the Site
 4. Site Topography
 5. Design
 6. Access
 7. Summary of Benefits
- 1.4 The generalised description of the proposal is for an Animal Shelter barn to provide shelter for livestock located at Lane Head farm. The building design uses traditional materials and detailing in keeping with the Architectural language of the neighbouring buildings and a self Yorkshire vernacular style.

2.0 OVERVIEW OF THE DEVELOPMENT

The overall scope of the proposal is to provide an onsite Animal Shelter barn for live stock located at the farm.

The proposed new Animal Shelter would minimise the timeframe and distress of the animals to transport the livestock to and from another location.

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 Lane Head Farm – refer to submitted drawings.



3.1.2 Current Use: Open farm land – livestock pasture.

3.1.3 Site Characteristics: Open grassland with views towards Cawthorne.

3.1.4 Scale, Height and Massing: Not applicable

3.1.5 Appearance, Details and Materials: Traditional Yorkshire barn construction using traditional materials and finishes such as re-used coursed stone and reproduction of stone roof slates for the barn and traditional reproduction features of stone kneelers, roof tabling, gutter corbels, window cills and wall quoins.

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

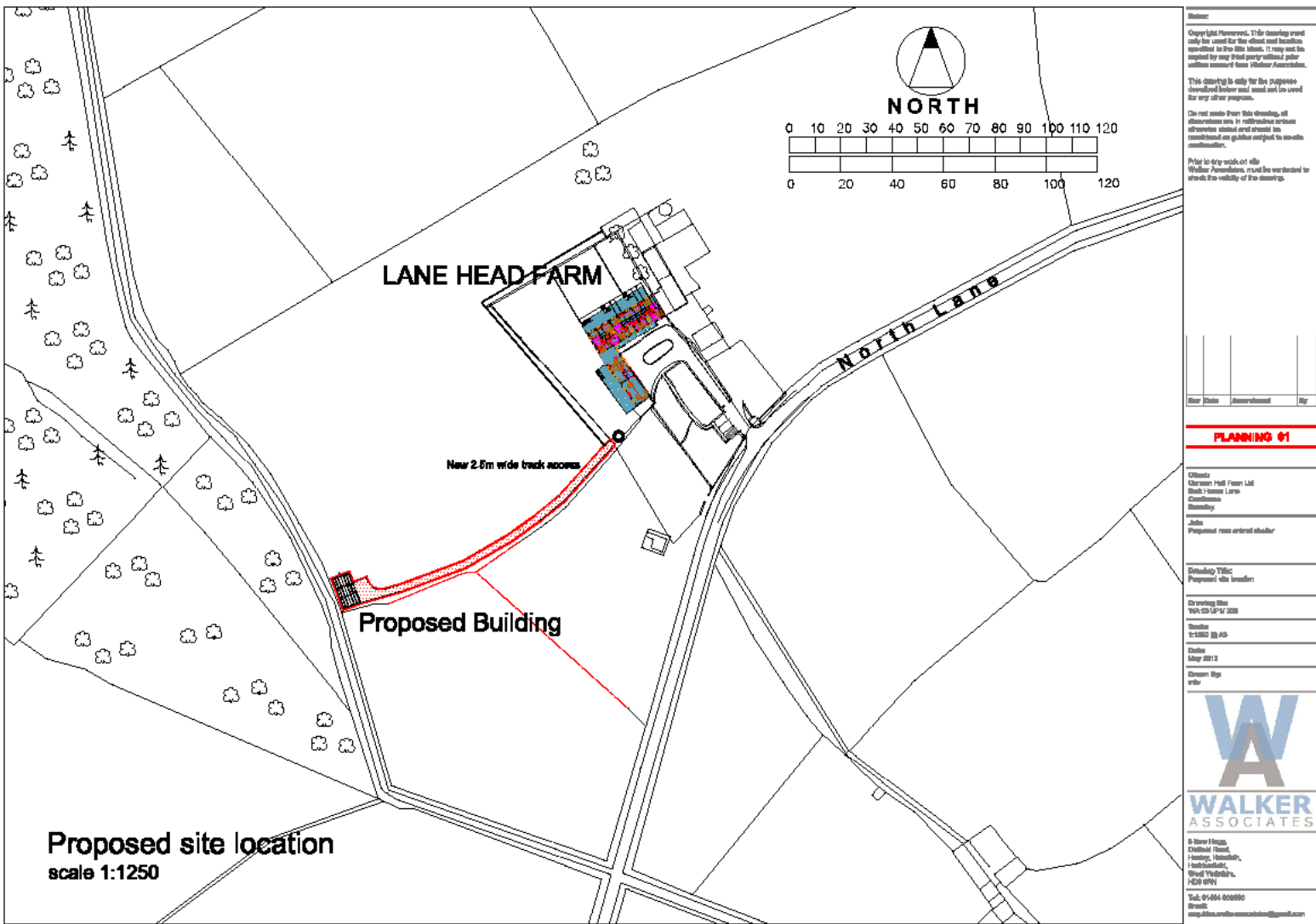
4.1 GENERAL TOPOGRAPHY

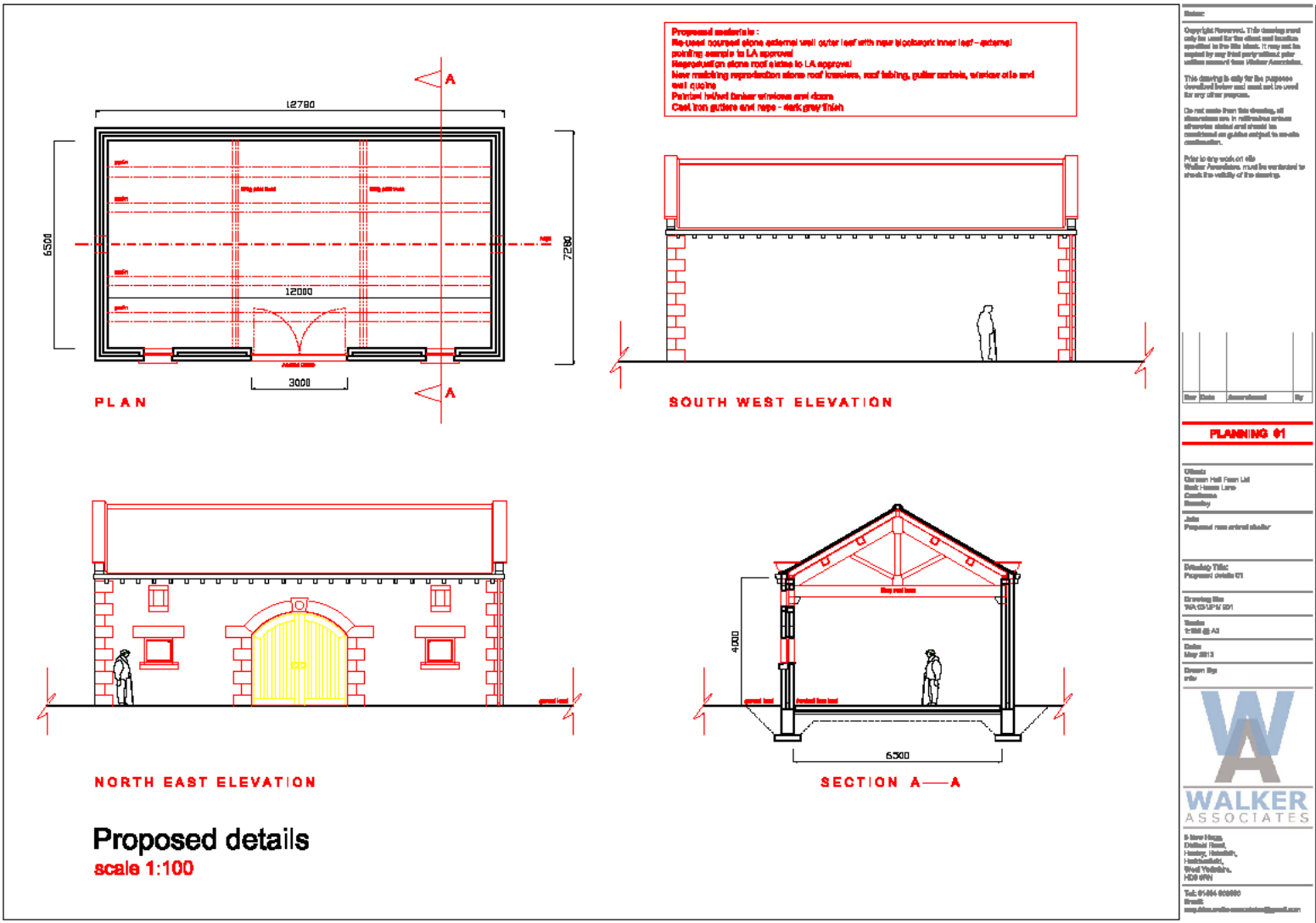
4.1.1 Overall the site area level is flat.

5.0 DESIGN

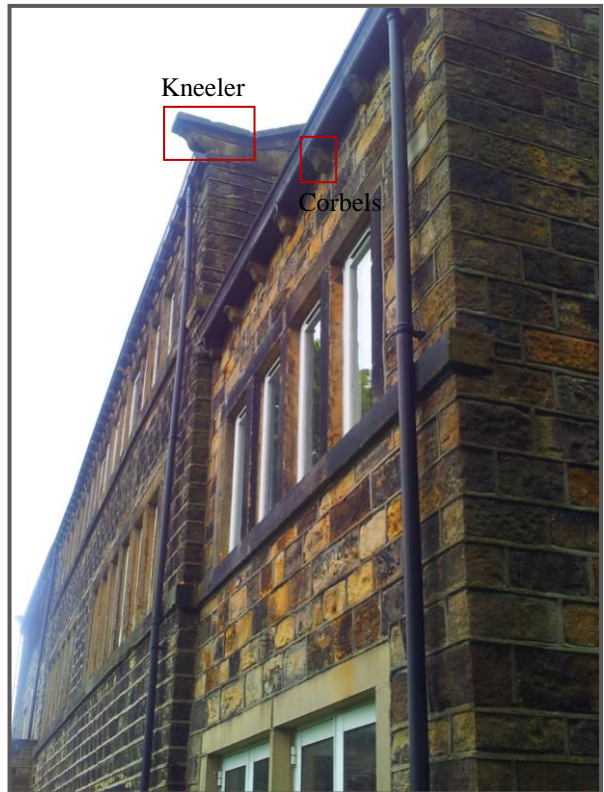
5.1 DESIGN OBJECTIVES

5.1.1 To build an Animal Shelter barn with minimal visual impact combined with the use of appropriate materials.





Examples of typical traditional detailing incorporated into the proposed barn design.



6.0 ACCESS

- 6.1 Access onto the site is through the Lane Head farm entrance which remains unchanged and it's the access route from the existing farm to gain access to the new proposed building via a newly formed track.

7.0 SUMMARY OF BENEFITS

- 7.1 Approval of the submitted application would result in the animals to be easily accommodated on site reducing time and distressing levels of the livestock to be transported to and from another location.
- 7.2 Increasing the facility and convenience of the existing Farm by reducing the disturbance of the animals to a minimum.
- 7.3 Improvement to the existing farm and livestock.