

Design, Access & Planning Statement

Single storey extension to farm shop following demolition of existing open barn.

Existing Site & Buildings

The development site is situated off the A447 between Hinckley & Ibstock. The farm is a 100acre working farm however the local application site consists of a farm house, a farm shop, and various cow sheds & stables. Other than the A447 running through, the site is surrounded by land, owned by the farm itself.



In 2015 a decision was made to convert one of the barns at Gnarley Farm into a Farm shop selling, meat, a variety of Deli items and some fruit & vegetables.

Everything sold in the shop is home or locally sourced. All stock is high welfare, traditionally reared, sustainable and grass fed.

The existing buildings affected consist of an established single storey farm shop of which the majority of the internal floor space is allocated to Deli prep & Meat prep. This is a brick built structure with timber windows & doors and a traditional tiled roof.



Then there is an existing old barn that is brick built with pillars and walls up to waist height. The remainder of the walls are finished in vertical timber cladding. The walls aren't built off proper foundations with no DPC installed and in some places are in need of repair. The roof structure has damage through water ingress and is currently an imitation tile metal roof.

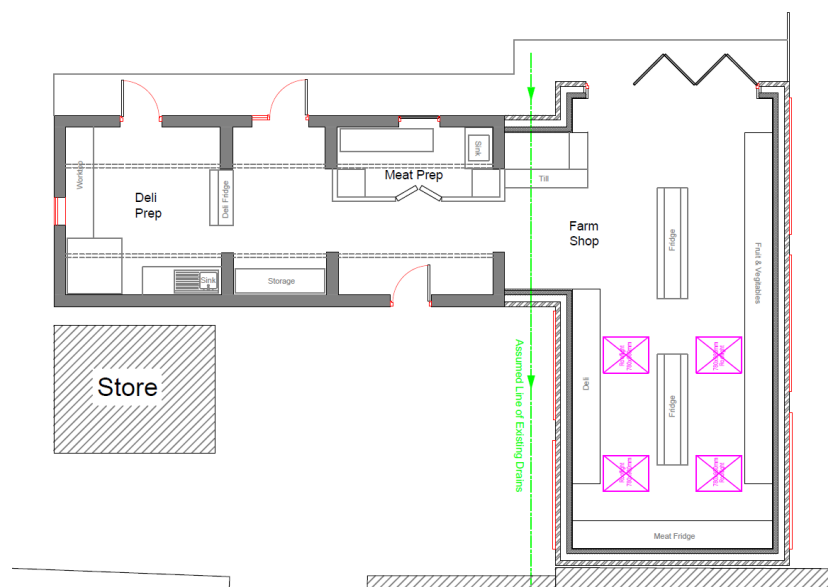


The barn originally had a tiled roof but due to the poor state of the tiles they were replaced with the metal sheets some time ago. The barn is currently used for the storage of fruit and vegetables to be sold in the Farm shop. This poses literally as just a cover over the produce to help shield it from the elements, but it's cold, the roof leaks and there is no way of keeping insect & rodents out.



The Proposal

The purpose of the proposed development is to provide a bigger trading floor space for the farm shop. The existing shop has only 7.6m² of trading floor space due to the space that the meat prep and deli prep areas require. The applicant proposes to demolish the existing barn and to rebuild it with the addition of connecting it to the existing farm shop. The link will be an extension of the existing farm shop profile to infill the gap between the two buildings. The entire link and re-built barn building will be used as trading floor area which leaves the existing farm shop floor space for produce preparation.



The Barn building will be rebuilt using the existing bricks and timber cladding will be added in locations to match existing. We want the re-built building to look as close to the existing as possible. The new roof will have a raised ridge to match the height of the existing farm shop so that the roofs can be tied in when the buildings are linked. When the new roof is added, we are going to revert to tiles as originally covered with. The tiles will be to match the existing farm shop building.



Existing Front Elevation



Proposed Front Elevation

The main entrance will now be via a set of glass doors across the front of the building and the existing level access will be extended across the front to enable disabled access into the shop.

The new building will be fully building regulations compliant with an insulated floor, cavity walls and insulated vaulted ceiling. This will provide essential warm shop floor space with set out areas for different produce in a safe environment.

Conclusion,

We have designed this building to look as close to the original as possible while complementing and blending in with the sizes and style of the existing farm shop. We're re-using materials and finishes where possible, putting the re-built building back to its original style (tiled roof construction) and leaving the frontage as open as possible using a large set of bi-folding doors.



The majority of the new building itself won't be visible from the road and can only be seen in the distance when looking down the entrance driveway. The proposal is extremely low impact and will have no appreciable impact relating to, noise or traffic and as aforementioned, views. The existing site entrance and access road will remain and be used as it is today.