Design & Access Statement

Project:

Proposed development for 2 no. Farm and Fishery Storage and Workshop Barns at Old Hall Farm, Groby, Leicestershire.

Client:

Groby Farm Partnership

Project No: C.2961

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To be read in association with additional supporting documents.

1.0 Proposed use of the Development & Layout:

The proposals seek to erect two new modern farm buildings. Each building would extend to approximately 5,295 square feet. The farm buildings occupied until recently in the former farmyard extended to approximately 18,000 square feet in total however Groby Farm Partnership (GFP) feel that through better use of space the reduced area will not have an adverse impact on the business. Each building will be sub-divided and will accommodate a number of storage requirements. A more detailed description of the proposed uses is provided in the Applicants Supporting Documents.

The siting of the barn development contained within this application has been given careful and detailed consideration. Principally this consideration had focused upon determining the most appropriate location to satisfactorily service the functional requirements of the buildings in question whilst at the same time minimising any impact upon the landscape. Particular attention has also been given to minimising the visual mass of the buildings and to this effect we have formed a stepped ridge line to give the impression of a series of various sized barn structures.

2.0 Highways:

Site access will be via existing access from Newton Linford Lane which will undergo improvements to allow safer vehicle movements to the new agricultural barns and fishing lakes. A detailed Transport Statement by BSP Consulting was commissioned and is attached to this application.

3.0 Structure and External Materials:

Both barns share the same structural steel portal frame and concrete ground bearing slab. The external materials are typical of most agricultural structures with an brickwork plinth to 2,250m (colour to be agreed) with stained timber wall cladding and roof cladding subject to specification and local authority approval.

4.0 Drainage (storm & foul)

Due to the rural location of the site storm water from roofs and the farm yard/turning area will be discharged into soakaways under the vehicle turning yard, design and details to be finalised. Foul discharge from the WC provision will be taken to a Klargester/Bio-disc located in the farm yard for easy access for future maintenance and emptying.

5.0 Landscaping

The intention is to minimise the impact on the existing landscape in the first instance and to further reduce the visual impact of the buildings from the road. It is proposed that along the eastern boundary to Newton Linford Lane a landscape screen formed from a mixed native woodland block containing species such as Hawthorn, blackthorn, field maple, crab apple, holly, guilder rose and interspersed with individual ash and oak trees also found on the site.