File No. BRUN001

Old English Architectural Ltd

BUILDING DESIGN SERVICES

DESIGN AND ACCESS STATEMENT

Oak Farm, Garlands Lane, Barlestone.

Erection of a barn, formation of a new vehicular access and visitor parking area and re-use of existing buildings and land in connection with the use of Oak Farm as a family farm park

March 2009

This Design and Access statement has been written in accordance with the guidelines set out by CABE.

DESIGN

THE PROCESS:

Assessment:
Oak Farm is situated on the junction of Garlands Lane and Heath Road and extends for approximately 28 acres to the North and East. The area around Garlands Lane and Barlestone is traditionally used for agricultural purposes with various farms around the vicinity. There is also a traveller's site close by with permanent residence plots. The Oak Farm property buildings are clustered in the South West corner of the plot. There is a Farm house accessed from the main driveway off Heath Road. The existing farm buildings are accessed from the yard adjacent the main farm house and via tracks on the site.

Involvement / Evaluation:
Due to the nature of the site and structure, we have been involved in early discussions with the Local Authority, with the emphasis being mainly on the access and travel to the Site. Discussions have been with Hinckley and Bosworth Planning department and also the Leicestershire County Highways department. It was noted by the local authority that diversification was welcomed in this area as a decline in the farming practices had occurred. A Transport Consultant has been appointed, along with a Planning Consultant in order to ensure that all Local Authority requirements are met during the early stages.

Design:
The purpose of the proposed project is to develop a Farm Park for members of the public to visit in order to learn about farming methods and animal husbandry. The intent is to begin with the erection of a new barn to provide a playing area for children and a café and toilet facility, along with the provision of a parking area for both cars and coaches. There are four existing outbuildings that have been stood for several years. The intention is to utilise the existing structures at part of the scheme. The design has been based on maintaining the structure of a farm whilst improving circulation and developing an organic feel. The farms character is to be maintained with the existing buildings used for animal housing and the stables used for a petting area for smaller animals such as rabbits, etc. The new barn proposal is to be constructed from typical farming materials, with the main steel frame structure receiving profiled metal sheet cladding finished in RAL 6005 Moss Green.

USE:

The main aim is to attract schools, play groups and organisations for educational purposes, along with facilities for families on weekends and during holiday periods to spend time in an environment that encourages interaction with nature and farming practices. The plan is to add an extra barn to provide a soft playing area for children with a café and toilet facilities included and storage. The existing barn will be used for petting animals - Rabbits, g-pigs, hamsters, miniature kune-kune pigs, ponies, donkeys, miniature Dexter cows.

AMOUNT:

The total increase in mass to the existing floor area during this phase is 670msq. with the erection of the new barn. The scale of the development was based on the requirement for facilities and to provide a car parking area and adequate public access. The wood to the southern boundary is to be maintained as a nature walk area and to keep the site protected from the road. The majority of the 11.5 hectare site will be left for grazing to maintain the farming environment.
Out of the 11.5 hectares the existing areas are split up into approx. 0.12 hectares for the house; 0.72 hectares for the barns, yards, and paddocks; 1.06 hectares of woodland and 9.6 hectares of grazing land.
The proposals consist of increasing the area for barns, yards and paddocks to 1.05 hectares. The proposal requires a further 0.43 hectares to be taken from the grazing land behind the wooded area for car parking and access.

LAYOUT:

The scheme has been devised to maintain the farms original character with none of the original structures being affected. The new barn has been kept to a sheltered edge of the Western boundary, masking it from direct view from the carriageways. The car park and access has been designed by in order to keep it hidden from view also from the main carriageway, behind the nature walk wooded area.

SCALE:

The curtilage of the farm stretches to a total of approx. 11.5 hectare. The farm house is approx. 9x22m with the nearby small barn being 18x9m, the small stable block and hay store being 22x4.5m, running perpendicular to that the workshop is 10x4.5m. The longer stable barn adjacent to the Western boundary is 30.5x10.5m. The proposed additional barn to house play area, café and toilet facilities is submitted as 36.6x18.3m.

LANDSCAPING:

The existing agricultural and equestrian uses of the land will be widely maintained, used for the accommodation of the parks animals. The broadleaf woodland to the Southern boundary is to remain and become a nature walk through the site with information signs and feeding points scattered throughout. Further planting will take place around the car park area and in front of the existing structures in order to reduce its impact on the area. The tree lined boundaries will remain untouched in order to maintain security and environmental protection for the park and the wildlife in the area.

APPEARANCE:

All external and internal finishes are to be sympathetic to the existing farm and the surroundings. Appropriately coloured cladding (RAL 6005 moss green) will be applied to the new barn with the existing barns being re-clad in matching colours as required. The aim is to provide an organic feel to the park harmonising with the environment around it and to maintain a working farm appearance.

ACCESS:

VEHICULAR ACCESS INTO THE SITE:

Please refer to attached transport and access plan.

VEHICULAR ACCESS WITHIN THE SITE:

Please refer to attached transport and access plan.

ACCESS INTO THE FACILITIES:

The site has currently uneven surfacing around the farm with various materials including macadam, loose stone, concrete and grass. The proposals will maintain the hardstanding areas and the intent is to further smooth the ground in order to improve access throughout the site. Pathways will be formed using concrete surfacing or finely crushed recycled brick and granite in order to provide access to the various elements of the site, leading from the car park. The car park has been designed to allow flow of traffic for both cars and coaches. Delivery access to the site remains in place, using the access track behind the wooded area. Please refer to attached transport and access plan and drawings accompanying this application for details of the car park access area.

ACCESS AROUND THE FACILITIES:

The site facilities will remain on one level in order to make access simple for all. Disabled toilet facilities will be provided with the new barn, in the café area. Signage will be provided on site pointing to the various facilities, including welfare areas for the visitors.