DEVELOPMENT SERVICES
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Design & Access Statement

Project:

Change of use of former pick your own enterprise facilities building with associated car parking to facilities building with associated car parking in connection with fisheries and farm diversification enterprise 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 proposal seeks to renovate and convert an existing building located in the entrance paddock to the fishery which historically was a former pick your own enterprise facilities building. The single storey building currently extends to approximately 667 square feet and with a minor extension of 140 sq ft together with a small associated car parking area it is the intention to propose a change of use for a facilities building to serve the Fisheries and Farming diversification enterprise at Old Hall Farm. A more detailed description of the proposed change of use and background is provided in the Applicants Supporting Documents.

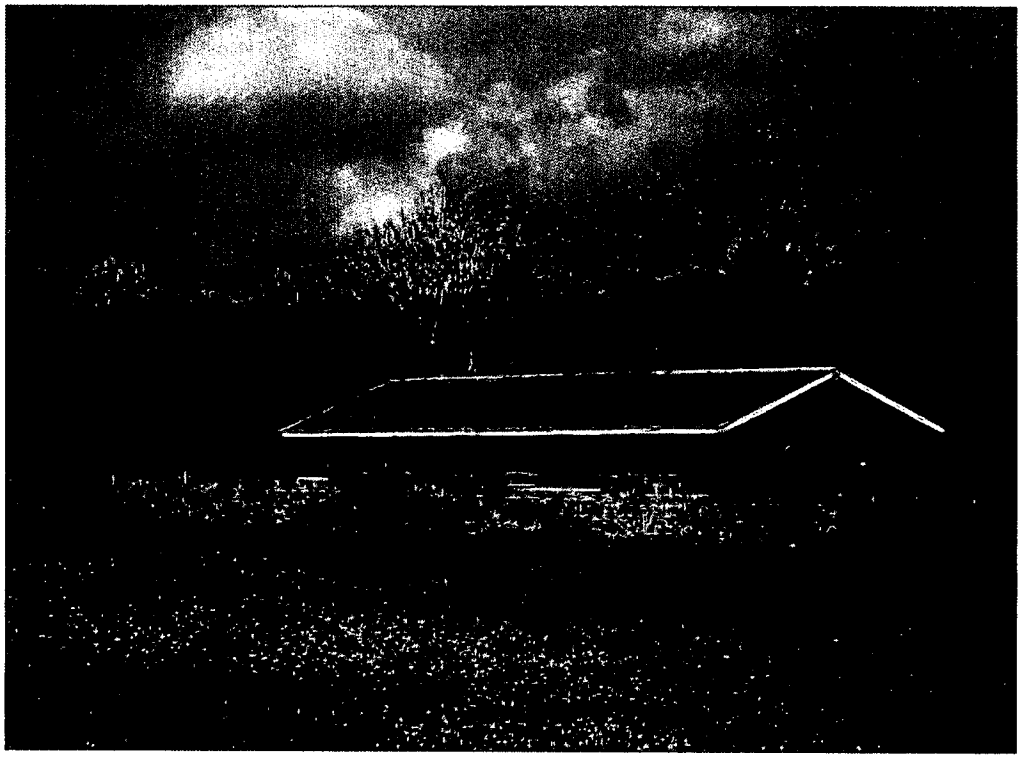


Figure 1. Photograph of PYO building from south/east

The existing building is situated back from the existing fisheries hard surfaced access track way within the hedge line and as such is well hidden from view. The structure is principally a long masonry rendered building with several openings to the trackside (see photo above) and a profile sheet roof with large over hangs, although in need of attention. As part of the programme of investment into infrastructure and facilities for the Fisheries, it was recognised that the Fisherman and site generally required a building to contain the support facilities. This redundant structure was considered ideal in terms of location but also from a sustainable perspective, which could be reused within the future sustainability of the Fisheries.

Whilst it was possible to plan the conversion to include the major functions it was necessary to create a small extension to one side to house the toilet provision for male, female and disabled users to allow for today's greater service expectations and

statutory regulations. Careful consideration was given to maintain the agricultural appearance of the structure in terms of material choice but also recognising the potential to create a modern facility to meet the demands of current building regulations and the diversification enterprise needs of the farm.

2.0 Highways:

Site access will be via existing access from Newton Linford Lane which will undergo improvements as part of an earlier farm buildings planning permission whish will allow safer vehicle movements to the fishing lakes. A small gravel car park area will be provided adjacent the converted structure and a secure bike rack will promote sustainable forms of transport.

3.0 Structure and External Materials:

The existing building although structurally sound will need full internal and external renovation. The external horizontal timber cladding (oak/cedar) were chosen because it was felt that this would naturally weather and age within the landscape setting and be familiar with rural buildings. The existing profile roof inspired the proposed use of this sheet material which again leads itself to 'farm utility structure' and would compliment the timber cladding.

4.0 Drainage (storm & foul)

Due to the rural location of the site storm water from roofs will be discharged into soakaways, positions to be agreed. Foul discharge from the WC provision will be taken to a Klargester/Bio-disc located to the front for easy access for future maintenance and emptying.

5.0 Landscaping

There will be a selection of native trees planted randomly in the paddock hedge row adjoining the car park and there will be a tree and hedge screen planted along the southern boundary fronting the A50 all to provide an element of screening of the A50 and indeed the existing structure and also to offer shelter from the wind due to its open nature and security for the cars from the main road. The scheme will be submitted in due course for approval by the tree conservation officer.

6.0 Access

Every effort will be made to promote safer access for users of the facility, so the principle main entrance will be a level threshold and once inside, circulation is unrestricted due to the open plan nature of the space. Full disabled WC provision will be provided in addition to access to a level external decked space.