Oak Tree Farm, Tickhill Lame, Dilhorne

DESIGN & ACCESS STATEMENT

INTRODUCTION

Oak Tree Farm is positioned on Tickhill Lane in Dilhorne. There are approximately 8 hectares of land owned by the Farm.

The farm comprises of a single storey modern farmhouse with a private access from Tickhill Lane, and a range of modern steel framed agricultural farm buildings to the rear of the farmhouse accessed from a separate driveway.

A Planning Application is being submitted for the change of use of part of the range of barns for use as an educational facility, for school children, as part of a farming diversification project.

The Applicant, Great Grounds Ltd, have been successfully providing this service for schools over recent years, and the new facility will enable the service to be provided at their own premises rather than having to be provided within the school setting. This proposal will enable the business to move forward, whilst providing a sustainable use for a farm that cannot be run any longer as a going concern.

PROPOSALS

The proposal submitted for Planning Approval is for internal alterations, including a new mezzanine floor, to part of an existing range of modern barns.

The front elevation of the building is to receive a new façade, along with new door and window openings to the other elevations.

The existing courtyard area to the building is to be used for parking of staff and visitor vehicles, and sufficient parking/turning space provided for coaches.

The Educational Facility will be served by the existing access that is adequate to take the size of vehicles that will be visiting the site.

Further information about the business proposals has been given in the Statement Explaining Justification for Planning document submitted in support of the Planning Application.

DESIGN

The front elevation of the building has been designed to give a sense of arrival to the educational facility with the provision of the entrance doors and glazed 2 storey screens. This elevation will also be re-clad in simple stained, timber planks to give a natural, rural feel to the building maintaining agricultural character.

The remainder of the elevations will retain the existing cladding whilst having new window and door openings provided to give natural light to the internal spaces.

Toilet and simple catering facilities have been provided within the building, along with office space for management of the business.

The large open areas within the building are to be retained as open classrooms to take full classes of children being shown large pieces of farming equipment and animals etc.

MATERIALS

The timber cladding proposed for the front elevation will still retain the rural/agricultural simple design while giving the facility a 'sense of presence' and arrival. The remainder of the building is to generally retain the agricultural feel, albeit with the addition of the metal framed windows and doors.

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LANDSCAPING

The setting of the buildings will remain as existing. The courtyard and parking area will be retained as a blinded hardcore finish/

ACCESS

The existing access is presently used for farm vehicles and articulated lorries making deliveries to the farm. This access is to be retrained as existing for the use of the new educational facility. The access is adequate to be used by coaches.

CONCLUSIONS

The design of the property has been carefully considered to ensure that it will be a positive contribution to its location within the existing rural setting.