

Lower Gazegill Farm – Farm Shop and Butchery with Holiday Accommodation – Design and Access Statement

Proposed Development and Impact

The proposed development of a new farm cutting facility and shop will allow the farm business to better cope with the increased orders from the online shop. In addition the new farm shop area will make better use of space than the existing and allow more of our produce to be displayed. The first floor will have 2 holiday lets with 3 bedrooms each allowing visitors a true farm stay experience. The design has utilised natural timber and is sympathetic to its proposed location and has been designed to enhance the natural surroundings and create habitat for insects and wildlife

Use and Necessity

The existing butchery was opened in 2008 and had limited opening times. Over the years we have grown our visiting customer base and added 2 e-commerce sites which have greatly increased the workload in the butchery. The new development will allow better use of space and a layout and provide better physical barriers between raw and ready to eat produce by having a dedicated raw counter and a dedicated ready to eat counter. The additional floor space will allow us to better display more of our produce and allow our visiting customers more space to wait or browse whilst their order is being processed. Our existing facility is now too small to cope with the additional e-commerce demand and we are in the process of adding a further website. The Ribble Valley is a popular destination for visitors and offers only a limited number of farm stay opportunities, we aim to offer a unique visitor experience where families can enjoy staying on a working organic farm as well as the opportunity to sample much of what the farm produces from the farm shop or adjacent eatery.

Setting

The proposed structure has been designed to maximise space inside utilising a purpose built layout with fridges accessible from outside for deliveries as well as separate counters for raw and ready to eat. It is proposed to locate the new facility next to the new farm eatery (under construction) which will minimise foot traffic from the eatery to the shop and keep this to a limited area rather than the 350 yards walk that is presently required to access the shop. In essence the visitor to the eatery can visit the shop after eating and access their vehicle safely. The holiday lets allow staying visitors a unique setting with the building orientation making the most of the view of Pendle Hill.

Layout

The site offers no other building that would be suitable for conversion within the immediate location. In addition to looking at existing buildings and their utilisation, consideration was given to the chosen location in terms of access and parking, guest comfort and enjoyment and safety of visitors. Access and parking adjacent to the proposed building were assessed as best option and eliminated the need to walk from the existing parking area through traffic entering and leaving site

Scale of Development

The overall size of the building is metered to expected use and allows good access internally for visitors whilst giving clear disabled access to all areas. The current site is on the boundary of the existing buildings footprint and has been chosen for accessibility and visitor enjoyment. As the building is not an agricultural livestock or storage shed it has been designed to blend with the site and nearby existing agricultural buildings

Landscaping

Minimal landscaping will be necessary and the car park and access walkway to the Tea Room will be fenced using post and rail fencing and then planted with indigenous trees to soften the car park and provide some weather protection.

Materials and Appearance

The entire structure will sit on a concrete raft foundation that is installed with underfloor heating. The building will be constructed using a steel frame with insulated infill panels. The first floor will be block and beam and will be heated with an underfloor system. Windows and doors will be powder coated aluminium and the roof will be an insulated box profile construction. The ground floor elevation will be clad with rough sawn larch lap timber and the upper using cedar shingles, this will allow the building to blend with other nearby agricultural buildings.

Access

Access to the site is via Hardacre or Robin Lane accessing Dancer lane. All access routes are single carriageway with passing places. There are no issues or changes regarding emergency access or disabled access. Once on site the route to the car park is clearly signed and good 2 way traffic is possible.

Environmental Impact

The environmental impact is measured by the chosen construction materials which with the exception of the concrete foundation are all sustainable and very low carbon. The building will be fitted with external nesting boxes and bat access boxes to encourage further expansion of our bat and swallow population. The south facing roof elevation will be fitted with solar PV panels and feed directly into the site electrical system. All sewerage from the building will be through a sewerage treatment plant that will discharge through a Premiartech Aqua 50PE SBR system.