



DESIGN AND ACCESS STATEMENT

MILK PROCESSING & VENDING UNIT
AT NEWTONHEAD FARM, CUNNINGHAMHEAD,
NORTH AYRSHIRE, KA3 2NX

Client – Mr D Forsythe
Date – Nov 2023

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1.0 Introduction

1.1 General history of proposed site

The proposed site at Newtonhead farm is a gap site located between the farm steading and farm cottage. Newtonhead farm owned by Mr Forsythe and his father, together they currently run the farm as a dairy farming enterprise. Mr Forsythe and his partner have identified a gap in the market within the local area and propose to diversify their current farm business to accommodate this gap.

1.2 Planning history

There are no planning applications noted on the online search system for this address.

2.0 Local area

2.1 The dominant style of property within the local area are agricultural properties and

2.2 The typical style of roof of these buildings is 15° to 22.5° pitched roofs with either box profile steel cladding or profile 6R fibre cement sheeting.

2.3 The typical style of finish of these buildings is either box profile single skin cladding or timber space boarding.

3.0 Site description

3.1 Newtonhead Farm is located approximately 2.2km to the West of the Kilmaurs via the Irvine Road running from Kilmaurs to Cunninghamhead.

3.2 The site is situated to the northeast of the existing farm steading and southwest of the existing farm cottage.

3.3 The site area for the proposed building and parking area covers approximately 950m².

3.4 The site has a moderate slope running away from the existing farm buildings and towards the existing access road.

4.0 Access statement

4.1 The access to the site will be from the existing entrance which has an existing access onto the Irvine Road. Should the existing entrance not conform to local roads authority specifications it will be upgraded to ensure it conforms before works start onsite.

4.2 There will be a provision within the site for off road parking and turning facilities for a min of 18 cars.

4.3 The proposal will have a free draining gravel driveway and parking area accessed from the existing tarmacadam farm access road. At least two parking spaces will be accessible via a hard paved pathway to aid easy access to and from the proposed accessible entrance.

5.0 Objectives

5.1 The clients brief is to design a cost-effective steel portal framed building to provide space for the milking processing equipment and an area to house the associated milk vending machine.

5.2 Ensure the design of the proposed building is in keeping with the existing farm buildings.

5.3 Provide a single unit that can provide a safe and secure working environment for all staff and visiting customers.

6.0 Design concept

6.1 The design concept is to create a milk processing and vending unit, ensuring the finishes and design of the building is in keeping with modern styled rural buildings and that it sits alongside to both emphasize and respect the countryside setting it is located.

6.2 The concept is to utilise the existing site and access to ensure staff and clients access the build from different directions as this is particularly important for welfare/hygiene standards during the milk processing process as well as the general safety of visiting customers. Staff and milk brought from the farm will access the processing area from the rear of the build via the personnel and roller doors. Customers will access the vending machine sales area via the front doors from the proposed carpark.

6.3 We are aiming to achieve a design that will sit within its surroundings and form part of the cluster within the existing farm steading and farm cottage.

7.0 Conclusion

7.1 The impact the proposed unit might have on the environment, outlook and privacy of the surrounding area is considered marginal. The proposed property has been carefully designed to ensure the building's exterior is in keeping with existing buildings and the local rural vernacular.

7.2 In terms of the outlook of the proposed unit, it is considered the site is private and the design is such that it sits well with the existing buildings viewed from the passing Irvine Road.

7.3 The environmental impact of the unit will be low carbon and utilise sustainable materials and energy efficient products for the build as well as the ongoing running of the proposed property.

7.4 In conclusion the site and unit proposed thereon will enjoy the maximum seclusion and privacy offered via the proposed site without impinging on the privacy and environment of any neighbouring properties. The building design and exterior finishes have been specified to mirror that of the existing buildings at Newtonhead Farm.

Design & Access Statement to be read in conjunction with the proposed planning drawings and The Ayrshire Dairy's "Business Plan".