

DBD Architectural Consultancy Ltd.

50 Broad Street, Leek,
Staffordshire ST13 5NS

01538 383118

mail@dbdconsultants.co.uk

www.dbdconsultants.co.uk

Design & Access Statement

**PLANNING APPLICATION TO CONSTRUCT AN AGRICULTURAL BUILDING AT
HOPESTONE FARM, PARK LANE, IPSTONES, ST10 2NE**



Photo from Google Maps

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Introduction

This design and access statement is to support the application to construct a new agricultural building Hopestone Farm, Park Lane.

Hopestone Farm is a farm which operates with 20 acres. Hopestone Farm mainly operated as a sheep farm, but the additional land is now rented out to other farmers. The applicant keeps the application site for himself, and the applicant wishes to have a building where his vehicles/machinery can be stored and protected from the harsh weather which can be experienced in the area which he lives.

The applicant has inherited the land from his father who has passed away and has since owned the land. The applicant lived between his mother and father who lived separately and when living with his father he grew up on the application site.

Unfortunately, despite the size of the farmland there is no suitable place to store the machinery to keep them in good working condition. The building will also allow the applicant to maintain the machinery he has in a sheltered building further keeping them in working condition.

The applicants father used to farm the land owning a flock of sheep which used to graze the 20 acres. The land was later rented to other farmers whose sheep continued to graze the land. The applicant wishes to move onto the application site and eventually continue to farm the land. In the meantime the applicant still has a requirement to manage the farmland which is the need for his machinery.

Proposal

The proposed agricultural building will provide a single use purpose building that can provide storage for farm machinery which is currently left outside. It will allow the vehicles to stay in good working condition reducing the frequency of maintenance required on the machinery, the applicant will also have a dry, protected space to complete any maintenance on his machinery himself. The building will be constructed using a portal frame construction which will be clad using a grey metal sheet cladding. Two bird boxes are proposed on the North elevation.

The existing access track to the field will be retained, with a new area of hardstanding added to extend the track and an area for manoeuvring to the side of the structure.

A dilapidated structure, South-East of the proposed building, which structural safety is failing is proposed to be demolished returning the area to grassland as a result of the proposed building. This building may have previously been a structure for machinery or sheep but unfortunately it has passed the state of repair.

Use

The use of the new building is agricultural, for the storage of machinery.

Layout

The layout of the site positions the building behind the Hopestone Rock approx. 3.5m away from the rock. The building is proposed to be mostly hidden by the rock and the existing structures making it very difficult to be seen from the public highway with the addition of the trees. The trees will provide excellent screening in spring and summer and then the rock and existing building will provide the screening needed in autumn and winter when the trees are bare of leaves. The structure is proposed to be approx. 104m away from the edge of the public highway.

The layout of the proposed building is a single open space agricultural shed to the storage of machinery entering through a roller shutter door suitable for the size of the machinery.

Scale

The scale of the new building is suitably sized to suit the needs of the applicant with a GIFA of 140m². The eaves height of 3m allows for farm machinery to be stored within the structure.

From the road the structure is positioned behind the Hopestone Rock which blocks the majority of the rear of the site with additional buildings providing a screen from the road.

Landscaping

There is an existing entrance to the site from the highway which is proposed to be extended within the site to the proposed position of the agricultural building and to the side of the building for an area to manoeuvre. The track will be extended using a material such as hardcore or even recycle road planings.

Appearance

The structure will be clad using a grey metal sheet cladding from the floor to the eaves, extending to the ridge. It is believed that this may help it blend in with the Hopestone Rock which displays dark colours. As mentioned, the Hopestone Rock and existing structures on the site will block the majority of the proposed building with unscreened parts of the structure blending with the Hopestone Rock with the grey colour proposed. The building is proposed structure will make use of a roller shutter door.

The property is screened by existing trees along the roadside with views from the North-West and South-East of the property being blocked by the existing trees. This means the view of the proposed structure is reduced massively.

Access

There is existing roadside access to the site off Park Lane which comprises of an access gate leading to a sloped track up to the site. This entrance shall be retained, and the track will be retained and extended further into the site for access to the proposed structure. The area to the side of the proposed building will also be surfaced with hardcore for manoeuvring.

Biodiversity

A small site biodiversity metric calculation has been produced to support the application. The existing site is covered by modified grassland and an existing hardstanding track both of which have a low contribution to wildlife habitat. With the new features introduced as part of the proposal, a gain of more than 13% has been achieved, surpassing the recommended 10%

Proposed measures to increase biodiversity across the site include the introduction of new planting adjacent to the existing coppice area, situated on the higher ground level to the rear of the building. This will include two Rowan trees, nursery stock standards with a trunk girth of approx. 30cm. in addition to this 3no Alder plants, 3no. Downey Birches and 2no. Hazel plants will be interplanted to extend the existing coppice area. 2no. bird boxes are also included on the North facing side elevation of the building at the eaves level.