



HPK/2011/0444

DESIGN AND ACCESS STATEMENTS

Site Address:	Ellibancke Farm, Redmoor Lane, New Mills, Derbyshire	
Applicant:	Agent:	
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Use

Ellibancke Farm is a registered smallholding of approximately seven acres. The existing dilapidated barn is outside although adjacent to the residential curtilage and has obviously been in place for several years.

The proposal is to replace the existing structure with two new barns for animal shelter and a tractor store, feed storage and maintenance of the agricultural machinery.

Amount

The existing barn to be removed has a gross area of 76.6m² and the new barns will have a total gross area of 149m².

Layout

The proposed barns will be in the same location as the existing barn.

Scale

The existing barn has an eaves height of 2.8m and a ridge height of 3.0m. The proposed barns will have eaves heights of 2.4m and ridge height of 3.9m.

Landscaping

No additional landscaping works are envisaged.

Appearance

The appearance of the new barns will be similar to the original barn when first constructed. The new barns will be of a timber frame construction with brown weatherboarding.

The new barn roofs will be in black "Onduline" profiled sheeting.

The existing barn to be removed has a grey asbestos roof.

Access

Access arrangements will remain unaltered and the proposal will not generate any additional traffic.

12th August 2011

Client Supplementary Planning Statement – Ellibancke Farm, Redmoor Lane, New Mills, Derbyshire

Ellibancke Farm is a registered smallholding with almost 7 acres of agricultural land. Beyond the garden of the house, the land is used for agricultural purposes and light grazing. The immediate setting of the farm is not affected by this use of the land.

The planning application is for two barns to replace an existing barn on the site. The buildings are of timber frame clad with shiplap boarding and roofed with corrugated roofing material in line with the style and structure of the existing barn. One barn is to be used for animal housing (sheep, goats, chickens and other animals) and feed storage, the other is for feed storage, keeping a tractor and agricultural machinery and a workshop for any repairs and maintenance of the machinery. They are sited and designed to be fit for purpose without detriment to the setting of the house or the area.

Access

Circulation, servicing, including access for emergency services, parking and general access for vehicular traffic are all via Redmoor Lane. The replacement of the existing barn will generate no additional traffic and access would be via the existing route on site.

Sustainability Assessment

The reuse of previously utilised land for beneficial purposes is sustainable in its own right (PPS3). The welfare of animals is a legitimate concern and the barns will provide facilities to ensure this is the case. The beneficial use of rural land is sustainable.

The buildings are to be prefabricated locally, using sustainable materials as far as possible, with minimum wastage, soil transfer and no contamination of any kind involved in the manufacture or erection on site.

Landscape

The barns will replace an existing structure on the same site. There will be no impact on the setting or prospect of the area.

All hard surfacing (other than the base for the buildings) will be permeable.

12th August 2011