



ARCHITECTS & INTERIOR DESIGNERS

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## Design & Access Statement

Project: Conversion of an existing barn to form a farm shop with café and children's play area, associated car parking and ancillary space - at 2 Wakefield Rd, Grange Moor, Huddersfield, WF4 4DS

Job No. 3491

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## 1. Introduction

The proposal seeks Planning Permission for the conversion of an existing agricultural portal frame shed to form a farm shop, café and children’s play area associated with the adjacent Woodside Farm. The property is located within the Greenbelt and sits south of the A642 Wakefield Rd, near Grange Moor, with views to the south over farm fields towards Emley Moor.

## 2. Justification Statement

Lydia Mcgrath – Client

*“In 2015 my husband and I purchased Woodside Farm to raise our family in the way that we had been brought up ourselves. We had a large herd of suckler cows and each year we raised the calves on the farm. Sadly in 2021 my husband passed away, and I found it very challenging to run the farm to the scale it was, alongside raising our 4 children on my own. As a result, I was left with no option other than to sell most of the herd. The shed now has limited agricultural use and is currently used to store machinery from my husband’s business.*

*I am now in a position where I want to diversify the farm and make better use of the vacant shed. Having 4 young children and knowing how much they love being on the farm, I want to give other families an opportunity to visit our farm and enjoy the surroundings as much as we do. It is important for me to be able to work from our family farm and the conversion of the vacant agricultural shed into a farm shop, café & children’s play area would allow me to do so. There is a distinct lack of this type of amenity locally and when approved, would become a first-class destination for friends and families to shop, eat & play together.”*



Figure 1 – Satellite image



*Figure 2 – Existing North Elevation*

### **3. Amount**

At 490m<sup>2</sup>, there is no real increase in floor area from the existing building, with the existing portal frame retained and over-clad with new materials.

### **4. Layout**

The existing building footprint is retained, with the proposed main and service entrances located on the north elevation. The café area opens up on to the south elevation to make the most of the aspect with views across farm fields.



*Figure 3 – Existing South and East Elevations*

## 5. Scale

There is a marginal increase in the overall height of the shed to allow for a fully insulated roof build-up to comply with the latest Building Regulations.

## 6. Design

The basic shed form of the building is dictated by the existing portal structure. The walls will be insulated and clad in timber, with a low-level masonry plinth. The main entrance is demarcated with a double-height glazed screen. A number of new glazed openings are formed in the south and south-west elevations, which open on to a sheltered outdoor terrace with a new canopy. On the east elevation, the existing oversized doors are replaced with fixed glazing. The existing roof will be replaced in new corrugated fibre cement sheet roofing.



*Figure 4 – Existing West Elevation*

## 7. Landscaping

The existing hard-standing yard will be used to form the deliveries yard and the car-park, which extends down the eastern side of the building to a turning-head. The Café terrace will be hard-landscaped, with the existing field banked up to meet it. A small outdoor play area is proposed between the café terrace and the car parking area.

## 8. Access



*Figure 5 – Existing Access viewed from the Yard*



*Figure 6 – Existing Access viewed from Wakefield Rd*

There is existing gated access and dropped kerbs to Wakefield Rd, with good site-lines in either direction along a very straight section of road. Under the proposals, the gates would be re-positioned further into the site, and fully open when the farm shop is operating.

Disabled parking bays are positioned adjacent the main entrance, with a pedestrian ramp and ambulant steps to accommodate level differences across the site.



*Figure 7 – Site-lines looking West along Wakefield Rd*



*Figure 8 – Site-lines looking West along Wakefield Rd*