



**CONKWELL GRANGE, CONKWELL,
LIMPLEY STOKE, BATH, WILTSHIRE, BA2 7FD**

DESIGN AND ACCESS STATEMENT

PROPOSED AGRICULTURAL BUILDING

APRIL 2026

1. Introduction

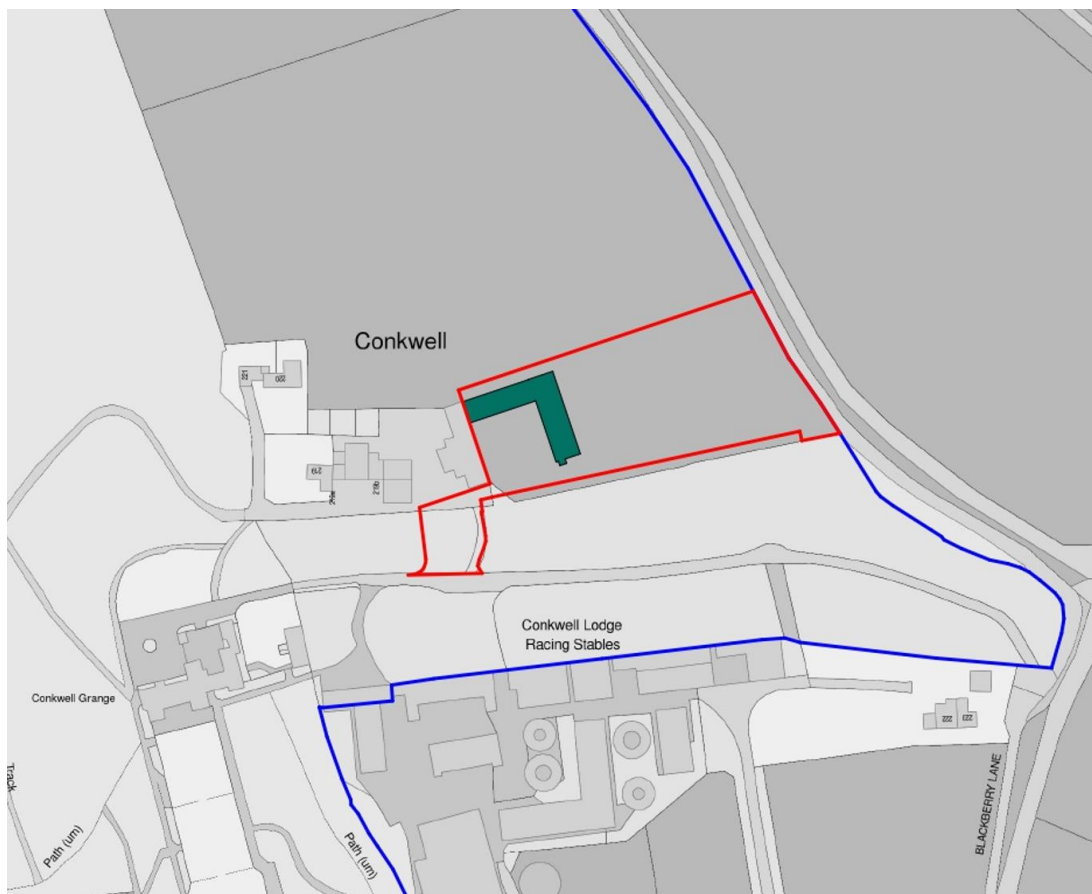
This Design and Access Statement has been prepared to support a full planning application for the erection of an agricultural building at Conkwell Grange, Bath. The proposed building will provide much-needed storage for machinery and equipment required to manage the extensive 125-acre estate, which comprises a mix of woodland and pasture.

This statement explains the design principles, the layout and appearance of the proposal and the access arrangements, demonstrating how the scheme has been sensitively designed to respect its rural and historic context.

2. Site and Context

The application site forms part of the Conkwell Grange Estate. The main dwelling is a Grade II Listed house, which is situated away from the application site on lower ground, with no intervisibility. The proposed site is located to the north, adjacent to an existing cluster of ancillary cottages and buildings (specifically adjoining the modern addition known as Conkwell Grange Barn).

The site lies within the West Wiltshire Green Belt, the Cotswolds National Landscape (AONB) and the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Consequently, the design has been carefully formulated to preserve the openness of the Green Belt and enhance the natural beauty of the landscape.



Location Plan



Aerial View

3. Site and Context

The Conkwell Grange Estate extends to 125 acres in total. The agricultural land includes well-drained pasture (with Cotswold brash and loam soils ideal for stock grazing), which is divided into good-sized paddocks by post and rail fencing and traditional stone walls. Furthermore, the estate includes a significant area of woodland with a network of tracks. This woodland is actively managed with an ongoing programme of felling, thinning and replanting, undertaken by bringing machinery and agricultural vehicles to site regularly.

Currently, the estate lacks any dedicated agricultural buildings to house the machinery, vehicles and equipment necessary to manage this varied and expansive land in-house. The proposed development is therefore solely for agricultural use.

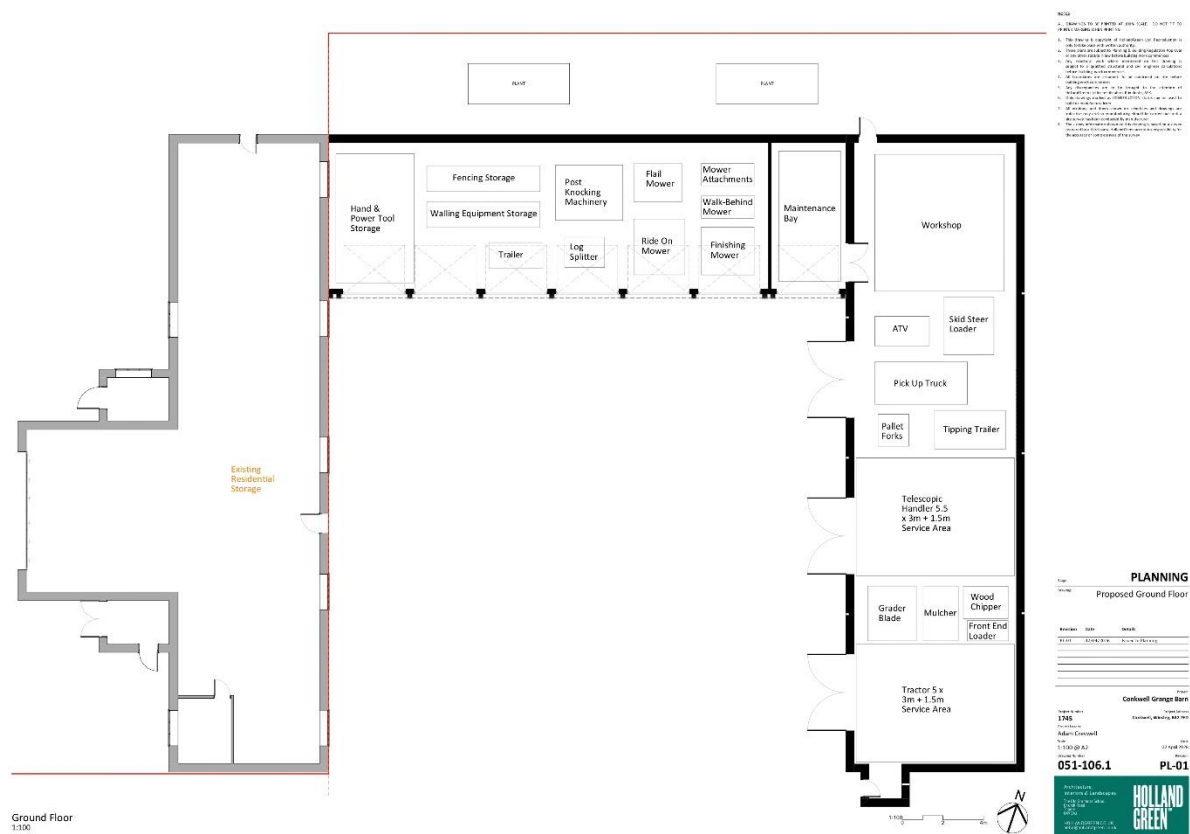
4. Layout

To minimise visual intrusion and prevent urban sprawl, the new agricultural building is strategically sited immediately adjacent to the existing cluster of buildings, specifically adjoining the former Conkwell Grange Barn.

The layout and footprint of the buildings have been specifically designed to sufficiently house the heavy machinery required to support and maintain the 125-acre estate. As demonstrated on the proposed floor plans, the internal layout provides dedicated, functional zones tailored directly to the estate's rural land management needs.

This includes a designated bay for a tractor, agricultural mowers and trailers required to manage the extensive stock grazing pastures and maintain the woodland tracks. The layout also incorporates secure storage for the machinery, tools and materials needed to maintain the estate's extensive boundaries. Alongside this, space is provided for the specialised forestry equipment necessary for the ongoing felling, thinning and replanting of the estate's woodlands. This includes chippers and mulchers to process timber and green waste, directly supporting the woodland's biomass potential and allowing materials to be sustainably re-used on-site.

Finally, the building utilises a courtyard formation. This layout ensures that daily agricultural operations are contained and openings face inwards towards the existing built form rather than outwards toward the open landscape, preserving the tranquillity of the wider agricultural setting.



1745_051-106.1 [PL-01] Proposed Ground Floor

5. Scale and Appearance

The design approach takes direct cues from the rural, traditional vernacular of the Cotswolds National Landscape, ensuring the building assimilates seamlessly with its surroundings.

- **Scale & Massing:** The proposed building comprises two key elements. A main barn which reflects the footprint and proportions (Matching eaves and ridge height as well as roof pitch)

of the adjacent residential storage barn. The additional height required is for larger machinery to be safely stored. A secondary single-storey building then links the proposed and existing barns together to form the courtyard. This linking structure is deliberately subservient, featuring a ridgeline that sits below the eaves heights of the main barns for storage of smaller equipment and machinery. Avoiding the need for the entire building to be taller, providing a variety of heights and interest reflecting a barn development that has naturally developed over time.

- **Materials:** High-quality, traditional materials have been specified to match the existing estate context. The main building will be constructed with Bath stone walls and a traditional clay tile roof. The lower link structure will feature rural timber cladding and a corrugated metal roof, typical of local agricultural vernacular.
- **Lighting & Dark Skies:** The proposal strictly complies with Cotswolds National Landscape 'Dark Skies' policies and Bat SAC mitigation requirements. There will be no external lighting. Furthermore, as well as being inward courtyard facing, the nature of the building requires minimal glazed openings, relying heavily instead on solid openable doors. For this reason, light spill out into the wider landscape will not be an issue.

6. Sustainability

The proposal aligns with local and national climate strategies, embedding sustainable principles into both its construction and long-term operational use:

- **Carbon Footprint Reduction:** By providing a permanent base to house in-house machinery to serve the estate, the development will significantly improve the site's carbon footprint compared to the current, unsustainable situation where heavy machinery and contractors must be frequently transported onto the site on demand.
- **Locally Sourced Materials:** We are specifying locally sourced, traditional materials (such as Bath stone and timber) wherever possible to reduce transport emissions and support local supply chains.
- **Renewable Energy:** Photovoltaic (PV) panels are proposed on the roof to capture solar energy. This green energy will not only supply the general electricity demand for the building but will also be utilised to charge battery-operated vehicles and machinery.

7. Landscape and Ecology

The application is supported by an ecological statement and a comprehensive Biodiversity Net Gain (BNG) assessment conducted by Wildwood Ecology.

- **Landscaping & Enhancement:** The proposed site plan highlights the specific planting and enhancement scheme designed to integrate the building into the landscape and achieve the a minimum 10% BNG.
- **Drainage:** The site is located in Flood Zone 1 (lowest risk). To ensure a sustainable approach to surface water management, the new access track and courtyard will be finished in a

permeable surface. Any additional roof or surface water runoff will be managed sustainably via discharge to soakaways.



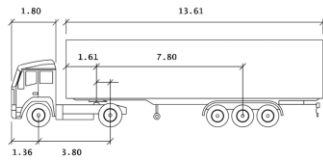
1745_022-101_[PL-01]_Proposed Site Plan

8. Access

A key component of this proposal is the upgrade to the existing entrance which allows for a separate access point for agricultural traffic.

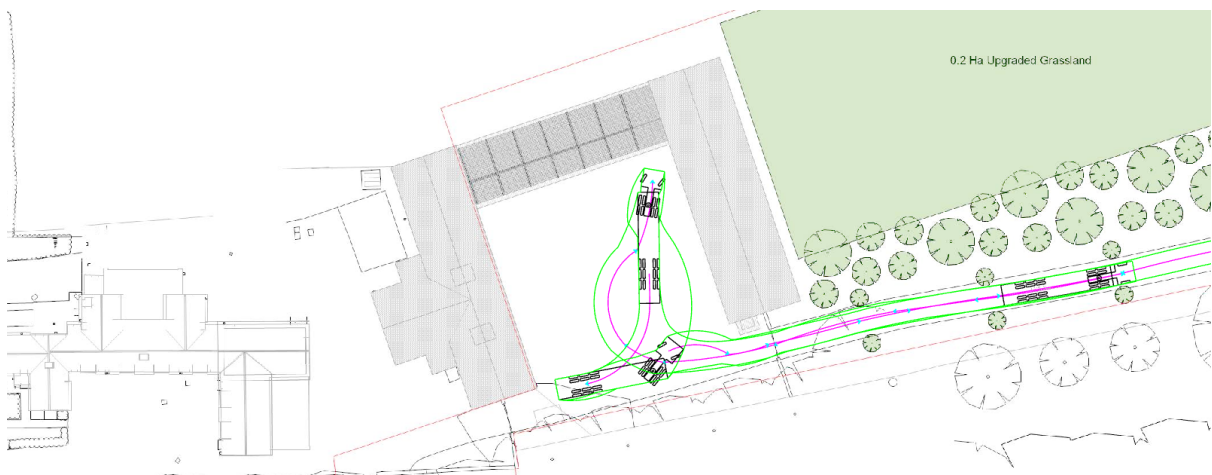
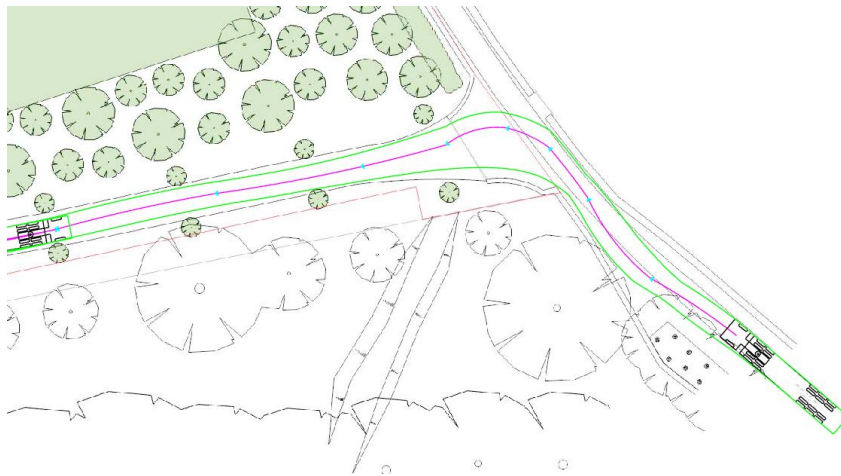
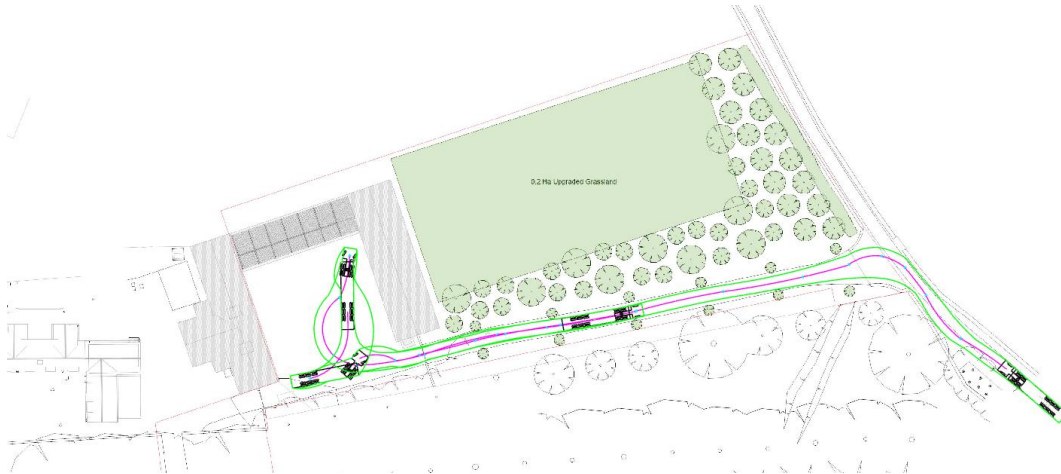
- **Vehicular Access:** The building will be served by the dedicated entrance from Blackberry Lane. This access has already been approved under a previous planning permission (Ref: 18/07078/FUL) and implemented.
- **Functionality:** With some proposed widening to suit larger vehicles, this arrangement ensures that agricultural machinery and vehicles have direct, safe access without needing to navigate the formal, residential entrance to Conkwell Grange. Sufficient turning space is provided within the site to ensure vehicles can enter and exit onto Blackberry Lane in a forward gear.

Tracking drawings on following page.



ARTIC

Tractor width	Meters	Lock to Lock Time	: 6.00 s
Trailer width	: 2.55	Steering Angle	: 42.60 deg
Tractor Track	: 2.55	Articulating Angle	: 70.00 deg
Trailer Track	: 2.55		



9. Conclusion

The proposed agricultural building represents a high-quality, functionally necessary addition to the Conkwell Grange Estate. By clustering the new built form alongside existing structures, utilising a high-quality traditional material palette and implementing a dark-skies compliant courtyard layout with minimal glazing, the design actively protects the openness of the Green Belt and the scenic beauty of the Cotswolds National Landscape.

The scheme will vastly improve the sustainability of the estate's operations by allowing machinery to be stored and where possible powered on-site via renewable solar energy, while the widened pre-approved access from Blackberry Lane ensures safe operation. Supported by comprehensive ecological enhancements, we consider that the scheme is entirely appropriate for its context, directly facilitating the necessary agricultural and woodland management of the 125-acre estate in accordance with local and national planning guidelines.

Design and Access Statement to be read in conjunction with planning drawings and relevant accompanying documents and reports.