

# DESIGN AND ACCESS STATEMENT



**PROPOSED EXTENSION TO EXISTING AGRICULTURAL BUILDING.**

**SPARKENHOE FARM,  
MAIN ROAD,  
UPTON.  
WARWICKSHIRE  
CV13 6JX.**

**MARCH 2026**

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## **1. Introduction.**

Keith Reynolds Associates has been appointed to submit a planning application for the erection of an extension to an existing agricultural building to create supplementary facilities to the cheese production.

## **2 Drawings and Documents**

The following drawings have been submitted as part of the application.

- 2026/169/10....Location & Site Plans
- 2026/169/11....Ground Floor Plan
- 2026/169/12....Roof Plan
- 2026/169/13....Front Elevation-- South
- 2026/169/14....Rear Elevation-- South
- 2026/169/15....Side Elevation-- East
- 2026/169/16....Side Elevation-- West
- 2026/169/17....Existing Ground Floor Plan
- 2026/169/18....Existing Elevations
- 2026/169/19....Detail of Existing Dentil Course

Design & Access Statement.

## **3 Assessment Analysis and Evaluation.**

### **Sparkenhoe Farm.**

Sparkenhoe Farm is located in Main Road, Upton, Nr. Nuneaton, CV13 6JX.

It is owned by the Clarke family David and Jo with son Will. It is the home of the Leicestershire Handmade Cheese Company.

The farm covers 380 acres of land consisting of 250 acres of pastures and 130 acres of arable land. This supports their dairy herd of some 150 cows together with some 100+ sheep. There is also some adjacent grazing land.

The Clarke family have been farming in this location for generations . They have been successful in protecting the delicate ecosystem on the farm and within its soil structure.

Farming is over a diversity of pastures and particular attention is paid to the wellbeing of the herd of Holstein-Friesian pedigree cattle.

### **History.**

The Clarke family first looked into making cheese when they decided to add value to the farm to enable them to keep the dairy herd as selling liquid milk was making next to no profit.

Red Leicester cheese had been made on the farm from 1745 until 1875 but dismissed the idea of making it as it had a bad reputation of being boring with a rubbery texture. All that remained at the time was factory-made cheeses that bore little resemblance to the great farmhouse cheeses of the past. In fact, traditional Red Leicester cheese had died out in England in the early 1950s.

At a relaxing meeting with one of David's friends reminiscing over the past glory days of how Red Leicester used to be when they were children a decision was made to re-create the Red Leicester cheese. In 2005 after a course in cheese making the farm commenced its cheese making of Red Leicestershire cheese based upon the old methods and using the raw milk produced by their own herd.

A few years later the eldest son returned to the farm and the farm then added to its cheese making the well known classic British rind blue akin to the famous blue cheeses of the area.

Success came from the hard work and dedication put in and the cheeses now made on the farm are in great demand in all parts of the UK.

#### **4 Design Proposals**

The design of the building is sympathetic to the existing building to which it is linked. The building will be of brick construction matching the existing and will incorporate the eaves dentil course feature. To avoid a roof with a height exceeding that of ground to eaves it was decided to use a hip roof style as opposed to a gabled roof.

The insulation will exceed the minimum requirements of the Building Regulations as the building will not have an integral heating system but electric radiators where required.

#### **5 Access to and in the Building.**

The main access approach will be as existing from the main car park areas which will level to provide easy access for those customers in wheel chairs. This will also apply within the building.

The existing large lavatory accommodation will be altered so as to provide a fully compliant disabled lavatory and a smaller unit for able persons.

#### **6 Energy and Sustainability.**

As previously mentioned the building will not be heated save for the office area. There will however be sufficient electrical sockets which can feed radiators should the outside temperatures be trying.

Energy efficient appliances and fixtures and fittings rated A or A+ will be installed where possible to reduce the need for energy consumption.

The building will incorporate improved insulation specifications to reduce heat loss.

The scheme will also seek to reduce water consumption by ensuring aerated taps, non-power showers and low-flush WCs with a cistern capacity of 6 litres or less are provided to all the new bathrooms & W/Cs.

#### **7 Sustainable Design and Construction Methodology**

By considering the above methodology at this early stage any detrimental impact on the surrounding neighbourhood and environment can be alleviated. This will include noise, vibration, emissions, excessive dust and restrictions.. Set out below are the construction techniques, identifies the potential risks and outlines the mitigation methods that are proposed during the redevelopment of the site.

#### **Access and Deliveries**

Due to the restrictive access drive all vehicles accessing the site will be arranged and monitored by the main Contractor timed to minimise inconvenience to adjacent properties and road users .

#### **Working Hours**

All construction works and the operating of plant/machinery on the site will be restricted to: 8.00am to 5.30pm, Monday to Friday & 8.00am to 1pm on Saturdays to avoid undue disturbance to local residents. No operations are to be conducted on site during Sundays or Bank Holidays. The contractor shall be entitled to 30 minutes before and after these hours for site setup and close down to give them the full benefit of these hours of operation. It is envisioned that the construction process for the proposed

development will be carried out in one phase that will last between 9 and 12 months. A more detailed programme of works will be made available once a contractor has been appointed.

### **Site Safety & Security**

All hoardings surrounding the site will be secure and solid with suitable external lighting.

Scaffolding should be boxed-in or taped wherever it could affect passing pedestrians and any netting should be well-maintained.

In addition to the above procedures and all statutory Health & Safety obligations, the appointed contractor will be encouraged to adopt the standards and working practices as set out in the national 'Considerate Contractor' scheme. It is understood that the construction process can generate both disturbance and nuisance, and as such these mitigation measures will be adopted to ensure that a safe, responsible and respectful relationship with both the neighbourhood and wider environment is maintained.

### **Construction**

The proposed development will employ traditional construction methodology and trades. Before works begin, it will be expected that the contractor will produce a site set-up risk assessment which should identify all environmental issues to be considered and the mitigation methods to be used.

All lighting and illumination used during construction (including those fitted to hoardings and

within site accommodation) will be directional to avoid excessive light pollution and should be 'energy-saving' type fittings. The use of recycled materials and local suppliers should be maximized and all waste will be segregated, recycled and re-used wherever possible; this should include site office waste as well as construction waste. The waste should be monitored and feedback as to how much waste is being recycled should be made available.

During construction it will be expected that the contractor should maintain the site, hoardings and any temporary fences to a high standard with wheel-washing and road-brushing being employed if necessary. During the construction phase regular site meetings will be scheduled to allow the Project Management to discuss all issues of Health & Safety and CDM legislation etc. with the Site management and operatives. The contractor will maintain good communication with the local residents during construction.

### **8 Drainage Strategy**

All rainwater and foul water from the proposed building will be connected to the existing drainage systems adjacent to the proposed.

### **10 Conclusion**

This application details a well considered scheme to provide additional essential space for the continuation of the farm in the production of its much desired products.

KWR/ 02/04/2026.