DESIGN & ACCESS STATEMENT

(incorporating Heritage Statement)

Retrospective Planning application for
AstroTurf Court at
Little Oaks Barn, Overton Road,
Penley, Wrexham. LL13 0LU



for

Mr & Mrs R Jones

June 2024

DESIGN AND ACCESS STATEMENT

PROJECT: Retrospective Planning application for AstroTurf Court at Little Oaks Barn, Overton Road, Penley, Wrexham. LL13 0LU

CLIENT: Mr & Mrs R Jones

LOCAL AUTHORITY: Wrexham County Borough Council

AGENT: Portman Surveyors Ltd

DATE: June 2024

1.0 BACKGROUND

Little Oaks Barn and Corner Barn are both Listed structures that have previously been acquired separately by the owner and subsequently granted permission to erect a glazed link between the two to form a single dwelling.

Aside from the above the owner has recently installed a small AstroTurf court for their own enjoyment. This consists of a modest hardstanding measuring approximately 15.7m x 13.3m and located to the West of the main dwelling.

The applicant has been visited by an Enforcement Officer from Wrexham CBC, Mr. Gary Evans, on Wednesday 15th May 2024. They had been advised to attend on the understanding the AstroTurf court had been built without formal permission.

Upon visiting Mr. Evans advised the property owner that a Householder Planning application was required to seek retrospective permission for the court.

Given this Portman's have subsequently been asked to submit the necessary Planning application with this DAS & Heritage Statement provided to clarify the works.

2.0 DESIGN PRINCIPLES

The works are as detailed on Portman's' Drwg. Nos. A_386_01 and show a recently formed AstroTurf court built without formal approval.

The Court has been purposefully set away from the main dwelling at the extreme West end of its' domestic curtilage. It is set beyond an established timber outbuilding that further screens it from the Listed property.

In terms of the materials the court is finished with green-coloured AstroTurf with no line markings. The court is enclosed within a low-level wall using 200mm (8") timber sleepers no greater than 650mm in height.

The court has 2No. moveable five-a-side goal and 4No. floodlights pointing inwards & downwards onto the court at a maximum height of circa 5.2m

The court is ancillary to the main accommodation and incidental to the enjoyment of the dwelling. It is solely for the private use of the owner and their family friends on an irregular basis and at no time for organised events.

3.0 ACCESS

Due to the nature of the works it is not considered the access requirements of The Disability Discrimination Act (DDA) 2005 or Approved Document Part M of the Building Regulations apply.

4.0 HERITAGE STATEMENT

4.1 Heritage assets and its Setting

The site is located within Penley with its listing detailed as follows (source CADW Heritage Bill):

History

(Shippon) A late C19 Gredington estate farm building shown on the 1900 Ordnance Survey.

(Barn) A C17 barn, probably originally 3 bays but later extended to 5 bays. It was converted to a shippon in the latter half of the C19 by the Gredington estate, when the front was entirely rebuilt, contemporary with the stable and shippon.

Exterior

(Shippon) A lofted stable and shippon of brick with blue-brick segmental-headed openings, and slate roof. It has large replacement double doors, in an original opening, to the R, then a split door and window to the L. The loft has 3 openings, the R-hand open, the central retaining some original glazing bars and the L-hand with boarded shutter under a wooden lintel. A lean-to against the L gable end has a split door. Set slightly back to the R is the lower shippon. It has a split boarded door flanked by steel-framed hopper windows under lintels. Its gable end has a boarded door for the feeding passage to the R. The rear has 2 windows similar to the front and the stable has a single window on the L side.

(Barn) A brick-fronted farm building under a slate roof. It has split doors with strap hinges R and L of centre, both under blue-brick segmental heads, flanked by steel-framed hopper windows under wooden lintels, the R-hand of which was also originally a doorway. Gabled dormers to the centre and R have shutters. The L gable end is timber- framed, with weatherboards and loft doorway, but in poor condition. It has an inserted door on the R side. Against the R gable end is an added lean-to, above which is a weatherboarded gable. The rear is also timber- framed, but in poor condition. To the L of centre is evidence of the former wagon bay, with a mortise suggesting a former porch canopy.

Interior

(Barn) The older part retains 2 queen-post trusses. Another queen-post truss has been reconstructed, and a 4th truss is of sawn timber.

Reasons for Designation

(Shippon) Listed as a well-preserved C19 farm building and as part of a strong farm group.

(Barn) Listed, notwithstanding its condition, as one of the few surviving early farm buildings in the district, and as part of a strong C19 farm group.

4.2 Assessment of Significance

The property sits within extensive grounds on a split-level site with the house being at the highest point with the land slowly undulating down in a Northerly direction. The AstroTurf court has set to the extreme West end of the domestic curtilage with the boundary beyond formed in timber post and panel fencing meaning the court and goals are fully concealed from any public views.

The works do not involve any change to the Listed property itself hence the provision of the AstroTurf court has no significance whatsoever to the house.

4.3 Design Concept & Impact of the Proposed Development

The recently formed AstroTurf court is sited well away from the house and further screened by an established timber outbuilding. It has purposefully been set in this location to be as far away from the house as practical within the curtilage to the extreme East at a lower level and designated as a driveway.

It is therefore considered there is no impact on the Listed property.

5.0 CONCLUSIONS

The applicant has formed a modest AstroTurf court beyond a timber outbuilding but still within the domestic curtilage of the main dwelling.

The Enforcement Officer has visited site and advised a retrospective planning application shall be required.

Portman's have attended site and prepared a Drwg. No. A_386_01 to clarify the location, scale and appearance of the AstroTurf court.

Given the above this Design and Access Statement is to be read in conjunction with the Householder application duly submitted to Wrexham County Borough Council.