DESIGN & ACCESS STATEMENT

Proposed Stable Block at
The Barn, Higher Berse Hall,
Higher Berse Road, Southsea, Wrexham. LL11 6PW



for

Mr & Mrs M Wakefield

August 2024_***rev 150125***

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1.0 BACKGROUND

The applicants have acquired the various properties located at Higher Berse Hall over the past 10 years resulting in them now all being occupied by family members.

The site is located fully within Wrexham CBC and predominantly simply landscaped in a courtyard-type setting with the original Hall itself located to the North-West.

This D&A Statement is to be considered as part of a Full application for Planning Permission to provide new Stabling facilities for the applicants' private use for their existing horses.

This D&A Statement now forms part of the necessary Full planning application to be considered by Wrexham CBC.

2.0 SITE HISTORY

The proposed location is within a fenced area to the immediate East of the existing Stable Block. It has purposefully been located to enable access direct off the existing driveway so that hay can be delivered into the Store.

A further reason to clarify its' exact location is that the entire building will remain North of the South elevation of the Dovecote. This is an important factor as it ensures the proposed building does not encroach into the Open Countryside.

Within the fenced area is an existing polytunnel that the applicant proposes to remove as part of any approval.

Due to the general topography of the land the site is set lower than any other developed areas.



PHOTO 1: South-East view showing existing polytunnel to be removed as part of this scheme

3.0 SCHEME DEVELOPMENT

The building is to be formed in a 'U' shared footprint with access direct from the drive into the Hay & Feed Room so that bales can be directly loaded through double-doors. Thereafter a further set of doors on the inner elevation will allow hay to be pulled through into the stables.

There is a secure Tack Room for storing equestrian equipment and riding gear and a covered bay to enable the horses to be washed down after riding.

The remaining rooms consist of 3No. stables to accommodate the applicants' own horses and being in a courtyard setting the animals will be able to see each other.

The stables are also facing West so the applicant can see them from the courtyard whilst being close to the adjacent building means they are sheltered from the prevailing weather.

The external walls are to be clad in timber to match that used on a garage block previously granted permission by the LA, all under a corrugated metal roof cladding to match.

4.0 PLANNING POLICY

A review of the LA website draws attention to the following relevant policies.

4.1 Compliance with LA Policy

Wrexham Unitary Development Plan 1996 Part 2

Policy GDP1

Development should be built in a ***"scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality"***

The proposed Stable Block is single storey in with a low pitch of 22.5 degrees resulting in a ridge height of 4m. This can be accepted for certain elements under Permitted Development and whilst formal permission is needed the design brief was to purposefully be modest.

The walls are to be constructed in blockwork to provide a secure and weathertight environment albeit clad externally with timber to complement the equestrian use.

Policy EC9

Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural interest must respect the setting and character of the listed buildings or structures.

The site is at the lowest point of the developable area and furthest away from the listed Higher Berse Hall.

5.0 MATERIALITY

PORTMAN SURVEYORS LTD

Material Schedule

Client Mr & Mrs M Wakefield
Project Proposed Stable Block at Higher Berse Hall, Higher Berse Road, Southsea, Wrexham. LL11 6PW
Job No. A_394

Element	Material	Colour	Supplier & Model*
Roof	Corrugated metal cladding	Grey	n/a
Rainwater Goods	PVC	Black	TBC
Walls	Blockwork overlaid with timber cladding	Natural	n/a
Windows/Doors	Timber	Natural	n/a
Ground Floor	Concrete slab	n/a	n/a

* where applicable

6.0 CONCLUSION

The applicant seeks permission for a modest Stable Block.

The building is set within an existing fenced off area at the lowest part of the site that coupled with its' modest height means it will have a discernible impact on the vista.

The existing listed properties shall remain unaffected.

Given the above this D&A Statement and associated documents are to be read in conjunction with a Full Planning Application's duly submitted to Wrexham County Borough Council.