# DESIGN & ACCESS STATEMENT

Retrospective Permission for a Menage at
Higher Berse Hall, Higher Berse Road,
Southsea, Wrexham.  LL11 6PW



*

for

Mr & Mrs M Wakefield

January 2025

*NB: portal-framed building in background has previously been removed

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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.

Following a recent site visit by the Enforcement Team at Wrexham CBC the applicants were requested to draft a retrospective application for a Menage. This was asked to be submitted by 31st January 2025 at the latest for formal consideration.

This D&A Statement is to therefore be considered as part of a retrospective Full application for Planning Permission for a Menage to accompany new Stabling facilities that have been recently approved. All the equestrian facilities are for the applicants' private use for their existing horses.

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

## 2.0 SITE HISTORY

The Menage is located to the immediate South of a cinder hardstanding within which a recently approved Stable Block is to be built. It acts as a natural break between the built environment to the North and Open Countryside further South.

Between the cinder hardstanding and Menage is an existing polytunnel that the applicant will remove.

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.

Note gate into the existing Menage immediately to its' right as viewed.

## 3.0 SCHEME DEVELOPMENT

The Menage is formed in a West-to-East orientation and as is traditional has a perimeter fence of timber post & rail to a height of approximately 1.5m (5') to fully enclose the area.

The arena itself is finished with silica sand on a drained sub-base to ensure the top course remains predominantly dry.

There are 2No. five-bar gates along the North & South perimeter fencing for access/egress.

The Menage is immediately adjacent to the Stable Block.

## 4.0 MATERIALITY

# PORTMAN SURVEYORS LTD

## Material Schedule

**Client** Mr & Mrs M Wakefield
**Project** Retrospective Permission for a Menage at Higher Berse Hall, Higher Berse Road, Southsea, Wrexham. LL11 6PW
**Job No.** A_394

| Element | Material | Colour | Supplier & Model* |
|---|---|---|---|
| **Perimeter Fencing** | Timber post & rail | Natural | n/a |
| **Ground** | Silica Sand | Natural | n/a |

* where applicable

## 5.0 CONCLUSION

The applicant seeks retrospective permission for a Menage.

The Menage is adjacent to a recently approved Stable Block (LA Ref: P/2024/1383) and is for the private use of Higher Berse Hall. It is incidental to the enjoyment of their dwelling and is not a commercial enterprise.

The existing adjacent 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.