

Design & Access Statement

Site: Balls Hall, Burton Road, Rossett, Wrexham, LL12 0HY

Proposal: New Grainstore Building

Applicant: Mr R Willis

Background Information

The statement provides the necessary supporting information to meet the Design and Access requirements of the prevailing planning legislation.

Agricultural operations at Balls Hall comprise 250 beef cattle and the farming of grain. The enterprise covers 108 hectares with plans in place to add more land.

The applicant is seeking planning permission to erect a new grainstore building at Balls Hall to improve the grain storage capacity at the farm. Not only are the existing buildings at max capacity on the farm, the applicant rents further buildings off site which they no longer desire to do.

Siting

Balls Hall Farm nestles within a special landscaping area, characterised by large fields, limited tree cover, low hedge rows and flat land form creating a very open landscape. Views can be quite extensive from the surrounding areas which has been taken into consideration when planning the scale and location of the new building.

The site currently occupies the applicants Farmhouse, which is a Grade II listed building and a close knit range of typically designed agricultural buildings, the majority of which lie side by side and continue to serve the farming operations.

The new side extension would be attached to the north east facing side of a dominant row of existing buildings. In doing so will not create sporadic development, restricts the impact from surrounding areas and keeps movements to the same locality on the farm. Also from this location, the side extension would have a very limited impact upon the farmhouse as views are quite confined by other buildings.

Design

Use

The proposed building has been designed to increase the storage capacity for the applicants grain. Additional storage space at the farm is considered essential to the applicants needs as they are currently in the process of purchasing more land plus they no longer wish to rent buildings off site.

Amount & Scale

The design of the building measures 27.432m long and 18.288m wide with a floor area of 508 sq m. The eaves height of the building measures 6.7m with a ridge height of approximately 8m. The scale of the new extension would not be out of character with the existing buildings and would appear to be a continuation of the existing farmstead.