

DESIGN & ACCESS STATEMENT

Domestic Garage at The Barn, Higher Berse,
Higher Berse Road, Southsea, Wrexham. LL11 6PW



for



June 2023

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1.0 BACKGROUND

The applicants have owned the property referred to as The Barn since 2014 that itself was previously granted permission to be converted to provide a single residential dwelling. In addition, the owners have also acquired both the previously converted Mews properties and, more recently, Higher Berse Hall itself meaning that all the immediate residential units are within their ownership.

The site is located fully within Wrexham CBC and predominantly simply landscaped with the accommodation generally running in a North-to-South orientation.

This D&A Statement is to be considered as part of a retrospective Householder and LBC application for Planning Permission to be considered by Wrexham CBC for the provision of a four-bay garage with habitable accommodation above.

The rationale behind the application is the owners' need to provide secure parking for several cars and numerous motorbikes. The central location is directly off an established driveway and replaces a much larger portal framed building that was dismantled as part of a general overhaul to open the site up.

Permission was granted in 2016 (LA Ref: P/2016/0409) for a three-bay timber garage with first floor accommodation. The owner subsequently erected a larger structure albeit based on the same principle and a Non-Material Minor Amendment application was submitted (LA Ref: P/2020/0897) in 2020 to reflect this change. This application was subsequently refused due to the changes being deemed too great from the approved design with the LA recommending a new application be submitted.

This D&A Statement now forms part of the necessary Householder and Listed Building Consent planning application to be considered by Wrexham CBC. The statement should not be reproduced in whole or part or relied upon by thirds parties for any use except for in conjunction with the application without the express written authority of the surveyor.

2.0 SITE HISTORY

The garage has been sited in a similar location as a previous portal framed storage building that the owners dismantled several years ago. The former building was a significant 827m² and located within 20m of The Barn, a listed home within the curtilage of Higher Berse Hall. See Photos 1-5 below of the former building (now removed).



PHOTO 1: East Elevation of former portal-framed building (now removed by applicant)



PHOTO 2: South Elevation of former portal-framed building (now removed by applicant)



PHOTO 3: West Elevation of former portal-framed building (now removed by applicant)



PHOTO 4: North Elevation of former portal-framed building (now removed by applicant)



PHOTO 5: View West with former portal-framed building (now removed by applicant) on the left, Higher Berse Hall in background and The Barn on right

From the photos the scale of the former building can be seen as a previous overly dominant feature that dwarfed The Barn. The removed shed equated to 5,750m³ in volume.

Given the dominance of the structure and proximity to residential accommodation the applicant decided to remove in anticipation of providing domestic garage accommodation in the same location.

3.0 SCHEME DEVELOPMENT

Permission was granted for a three bay garage with accommodation over in 2016 as highlighted in Plates 1 & 2 below. The design was for a traditional timber framed unit with 2No. secure bays and an open car port under a duo-pitch roof overlaid with natural slate. A staircase would lead to non-specified accommodation at first floor level with 3No. dormers and roof lights.

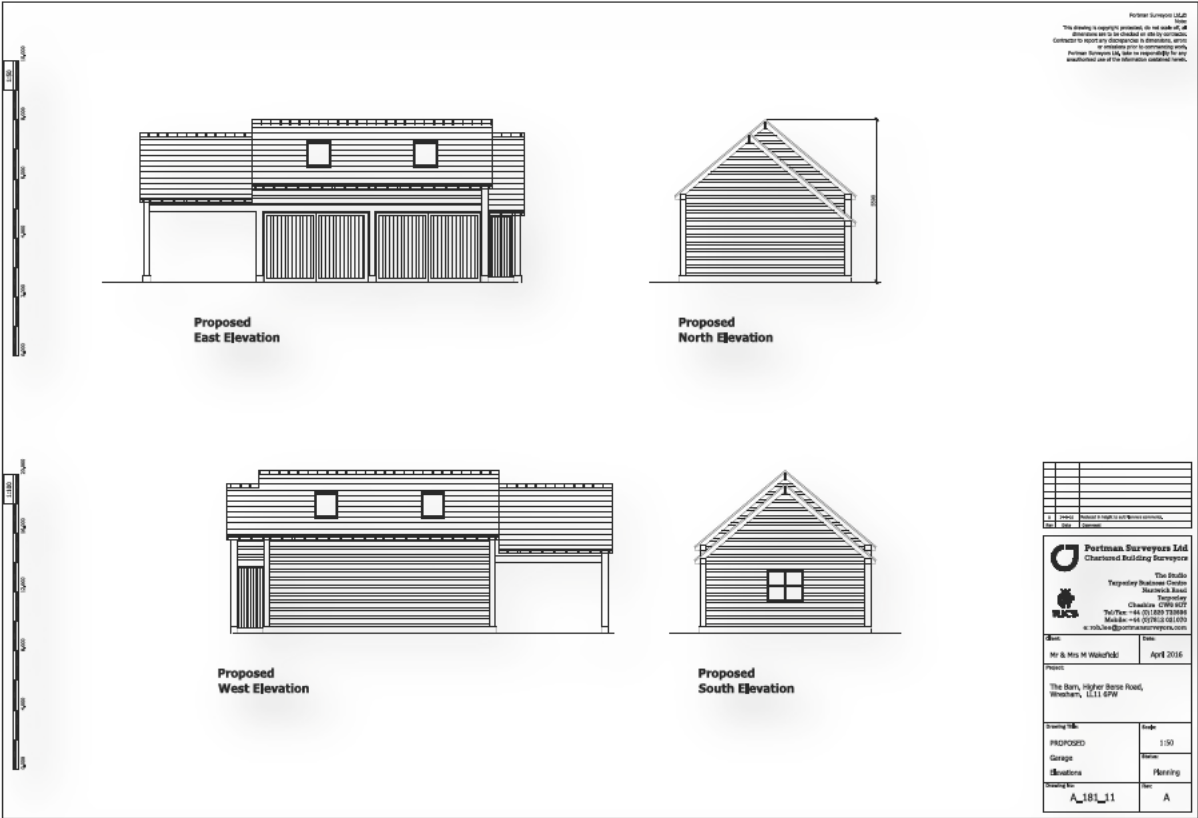


PLATE 1: Approved Garage elevations (P/2016/0409)

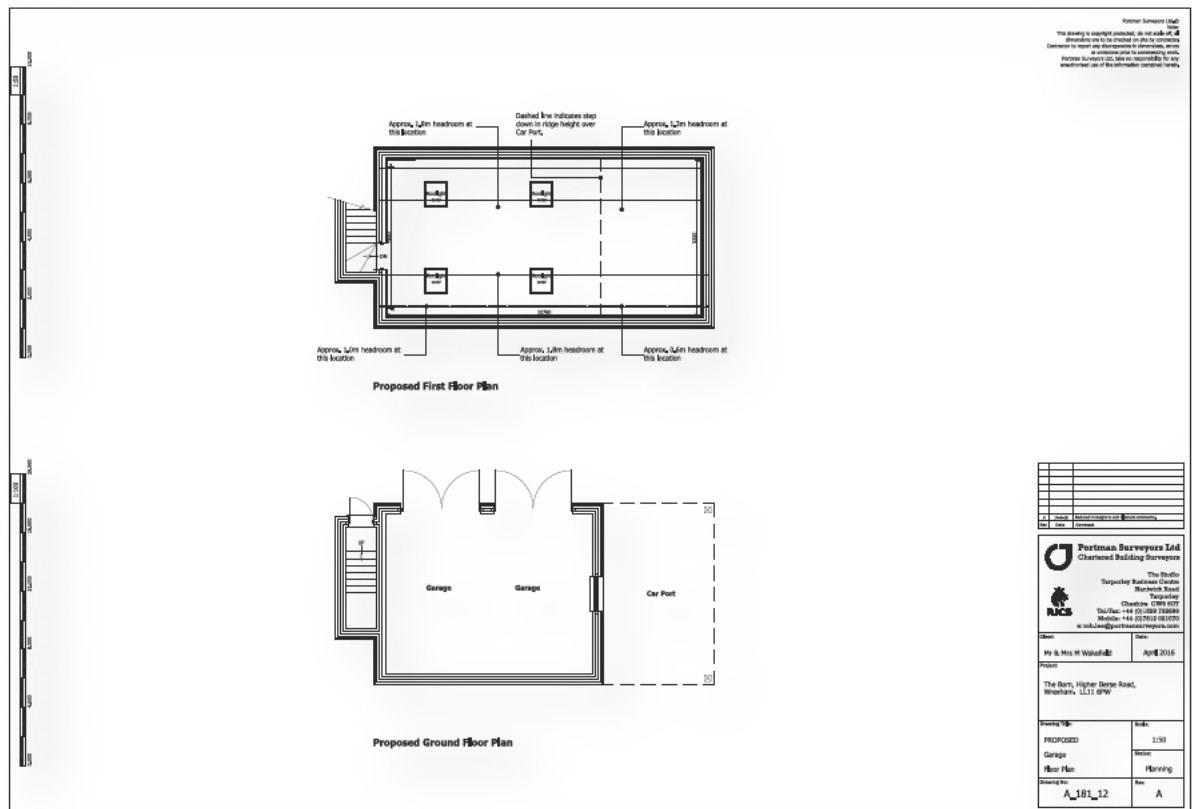


PLATE 2: Approved Garage floor plans (P/2016/0409)

Given the need for increased secure storage the owner sought to build a larger garage to allow parking for an additional 2No. vehicles using a double depth car port in addition to the approved design. The materials remain as approved with timber clad frame under a duo-pitched roof and the number and size of dormers and rooflights remain as approved.

To offset the impact of the increased footprint the first-floor element remains spread over 3No. bays only with a hipped roof over the additional car port leading down to the eaves at a lower height of 2.2m.

The result is a building formed in an 'L'-shaped footprint in a traditional style and at a footprint 80% less than the steel portal frame it replaced.

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 garage is far smaller than the portal framed building it replaced and uses traditional timber frame construction with natural timber cladding that has been allowed to weather. Its scale and use of timber ensures it remains subservient to the adjacent, long-standing buildings including Higher Berse Hall and The Barn.

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.

Aside from its reduction in footprint the new garage has a maximum ridge height of 5.7m compared to 8.4m of the portal framed building it replaced.

Local Planning Guidance Note No. 13 Housing In The Countryside

"Garages must be proportional to the needs of the dwelling and there will rarely be circumstances where accommodation for more than two cars per dwelling can be justified."

The new garage is to serve Higher Berse Hall and The Barn (note an application to convert the latter into 2No. dwellings is currently being determined by Wrexham CBC) and three dwellings would suggest 6No. parking spaces would be acceptable. The design allows for 5No. and its location in lieu of the former portal framed building means it does not affect the immediate outlook of either Higher Berse Hall or The Barn.

"An extension or outbuilding (i.e. to provide 'granex' [sic] accommodation), in particular two-storey outbuildings, which could easily be adapted into a separate dwelling in the countryside would not be in accord with the development plan and will not be permitted"

While the garage undeniably has first floor habitable accommodation an upper storey was included in the previous approval and its' use is on an infrequent basis for visiting family members and not as a separate dwelling. The applicant would readily accept a condition or s106 to prevent any third-party use of the first floor aside from family, visiting or otherwise.

5.0 MATERIALITY

PORTMAN SURVEYORS LTD

Material Schedule

Client			
Job No.	Timber Garge at The Bran, Higher Berse, Higher Berse Road, Southsea, Wrexham. LL11 6PW A_374		
Element	Material	Colour	Supplier & Model*
Roof	Natural slate	Grey	TBC
Rooflights	Timber frame	Black (RAL 9005)	Fakro
Rainwater Goods	PVC	Black	TBC
Walls	Natural timber	Natural	TBC
Windows/Doors	Timber	Natural	TBC
Ground Floor	Concrete slab	n/a	n/a
* where applicable			

6.0 CONCLUSION

Permission has previously been granted to demolish a large steel-clad portal framed building and replace with a three-bay garage with first floor above and formed in a timber frame with external cladding.

Due to their personal requirements the applicants have removed the portal frame structure and built a four-bay garage with 1No. being double in depth hence allows the parking of five vehicles. In the interim the applicants have also acquitted the adjacent Higher Berse Hall that currently has no garage hence the need to provide secure parking for multiple vehicles.

The as-built structure is significantly smaller in area and volume compared to the steel portal frame country. It is considered subservient to the adjoining listed properties and returns a sense of openness to the locality.

The existing listed properties shall remain unaffected.

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