

DESIGN AND ACCESS STATEMENT
Full Retrospective Planning Application submission to
Wrexham Borough County Council for the Erection of a Single
Detached Orchard Store on agricultural land adjacent to
Erwallo Uchaf, Dolywern, Pontfadog, LL20 7AG



August 2022

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Instruction:

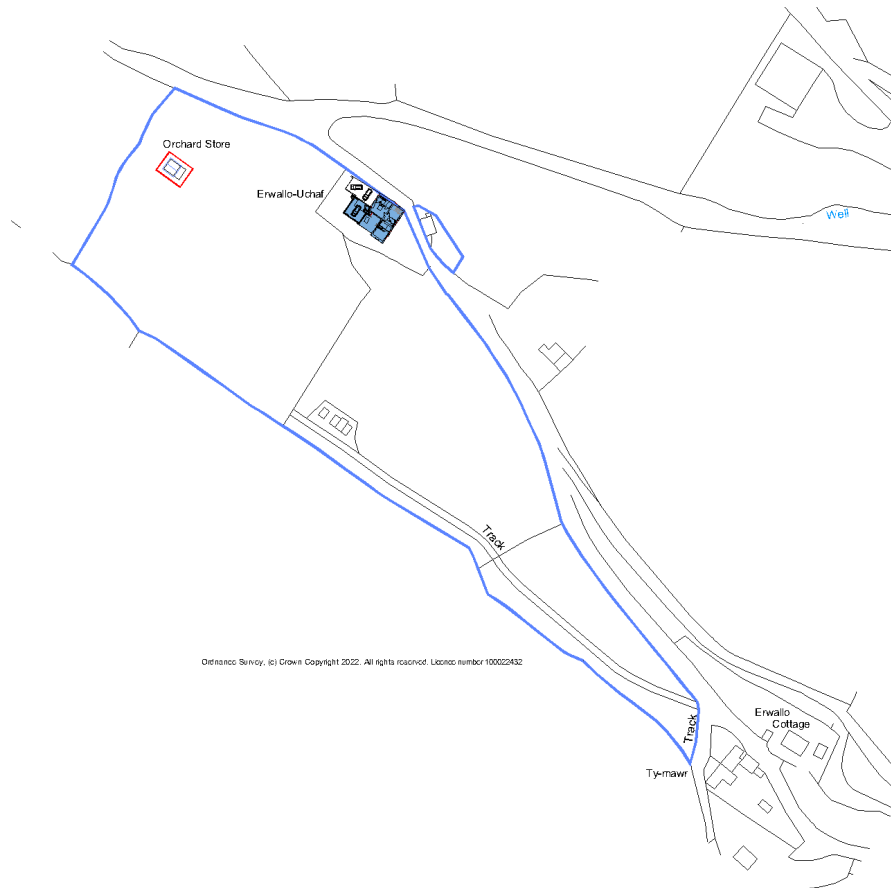
We have been instructed by our client, Mr Jim Ashworth, to prepare and submit a full planning application to Wrexham Borough County Council for the proposals noted within this design and access statement.

Location/Description:

The site is in a rural location near Dolywern, LL20 7AG

Coordinates: Latitude: 52.93149, Longitude: -3.16420

The extent of the property in which the planning application relates is defined with a red line on the site plan below.



Location plan – not to scale

Site and Building Description

The proposed site is on agricultural land.

The land has been levelled for the storage building. Majority of the land is sloped and is south facing. The storage building is already constructed and lies west of the residential property of Erwallo Uchaf. The application area is approx. 80sqm



East elevation – the land is steeply sloped



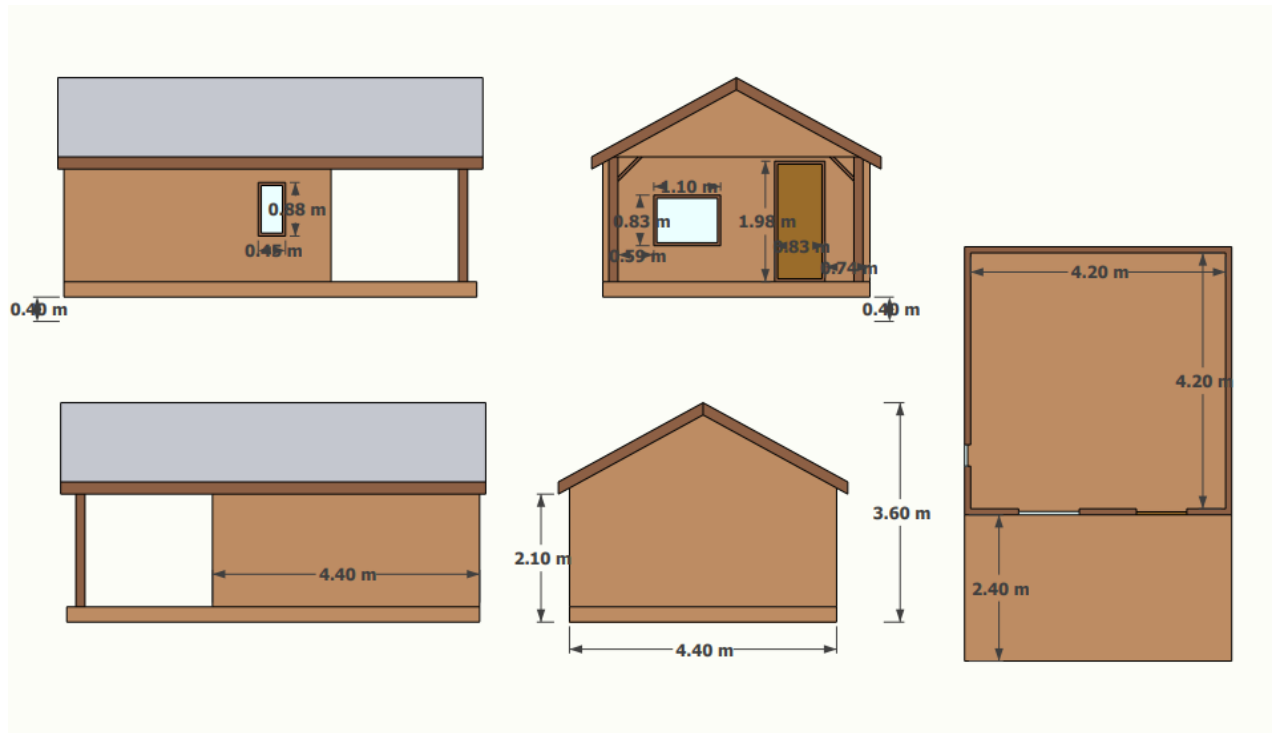
West Elevation



Close-up entrance side view



Close up entrance/side view – noted the wildflowers and natural vegetation.

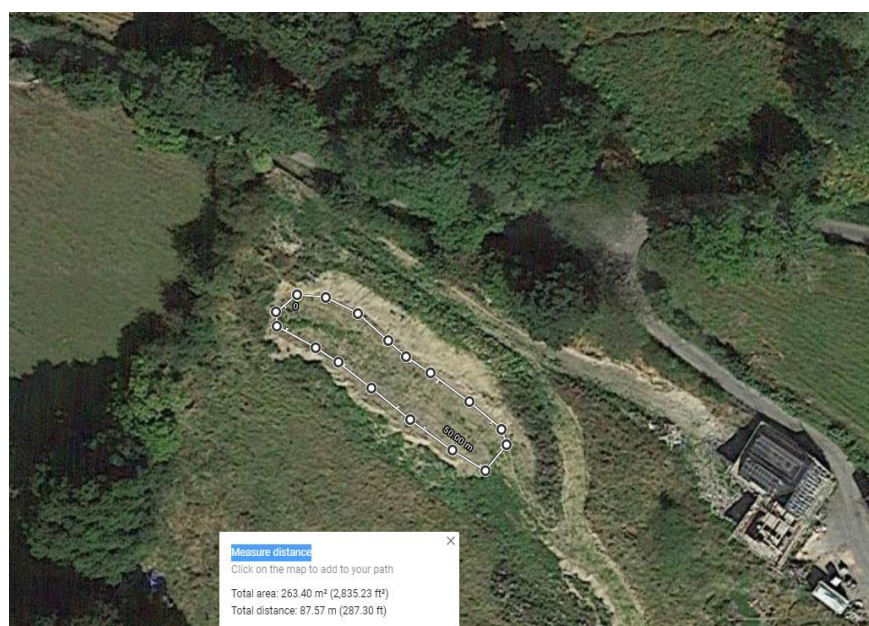


Plan and elevation with dimensions of the proposal

Client's Enhancement Plan and Storage Building Content Information

*Erwallo Uchaf
Orchard Store
Enhancement Plan*

We have levelled a small area of a field formerly used for grazing sheep, to be used as an orchard, with partial rewilding and a store.



The area is approx. 8M x 30M at its widest points

Internal size of shed is 4.2m x 4.2m

We plan to plant a variety of fruit and nut trees; we already have a Sweet Chestnut tree grown from a seed taken from Chirk Castle that is doing very well.

Tom <https://tomtheappleman.co.uk/>

has a very good selection of Welsh fruit trees such as Welsh Pitcher, Tywyn-y-Sherif and Welsh Druid

He stocks exclusively rare and heritage varieties of apples, pears, plums, damsons, cherries, quince and medlar

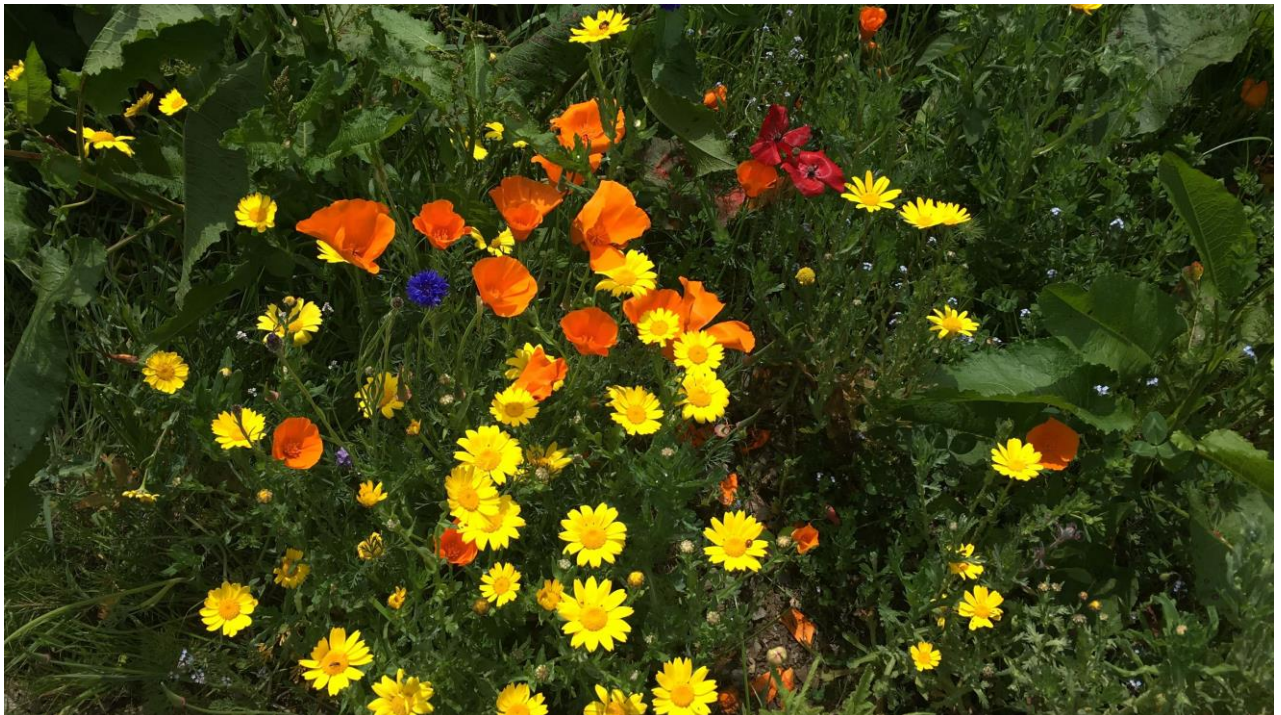
We will buy a selection of these under the advice of Tom

I also plan to plant mulberry, filbert, and walnuts.

The wildflowers that we have sown are

Paper Daisy, Pheasant Eye, Pot Marigold (Orange), Pot Marigold (Red), Cornflower, Painted Daisy, Elegant Clarkia, Dwarf Morning Glory, Forget-Me-Not, Fineflower, Baby's Breath, Candyturf (White), Candyturf (Blue), Corn Poppy.

Red campion, birdsfoot trefoil, oxeye daisy, common knapweed, field poppy, shirley poppy, meadow buttercup, cornflower, red/white clover, wild carrot, ribwort plantain, sainfoin, gypsophila, nigella, borage, corncockle, purple tansy, bitter blue lupin, victoria cross, in addition to these there are lots of wild foxgloves doing very well as the field is no longer grazed





*The store itself will be obscured with bushes,
I plan to plant hawthorn, blackthorn, holly and filbert around it but I would be
grateful for suggestions of species.*

Here is the view of the store from the opposite side of the valley



*We would be very keen to hear any advice from Emma Broad or anyone else with
information on ecology or rewilding.*

*Purpose of the store - Orchard store to house agricultural equipment, a workspace,
materials and produce.*

*The orchard is currently over one acre, but we have 4 acres which we are continuing
to develop into more orchard and rewild to native broadleaf forest and wildflowers.*

*The store is clad in local Douglas Fir grown 2 miles away.
Wooden cladding is historically used in the immediate area.*

Materials & Durability

*Douglas fir is relatively durable, inherently resilient to fungal decay and other quality-
decreasing factors. With life expectancy of well over 35 years, Douglas fir is regarded
as a generally hardwearing species*

*[https://www.timbercladdingsolutions.co.uk/douglas-fir-timber-cladding-a-beginners-
guide/](https://www.timbercladdingsolutions.co.uk/douglas-fir-timber-cladding-a-beginners-guide/)*

The levelled Area

No material was brought from off-site, and no material was removed.

*The level area is to become more orchard on the northernmost face and the southern, rewilded to native wildflower meadow
There are no ponds or streams nearby*

Deck Justication

The deck is necessary for maintenance and repair, of larger equipment, (larger mowers, UTV, gates etc.) which are too large to do inside but also needs to be done under cover on a flat surface.

Necessary for treatment of timber posts etc, whilst needing full ventilation.

Potting saplings outdoors, under shelter.

The surrounding area by the shed will be planted up to minimise visual impact of building

Store Content

Non exhaustive list of contents

Shovels & Spades

pickaxes

rakes

sweeping brushes

hoes

trowels

bow saw

paintbrushes

cleaner

Waterproofer

woodworm treatment

grease drum

grease gun

Oil

Jerry cans

petrol

diesel

water

extension cables

hosepipes and reels

irrigation fittings

sprinklers

safety gear

gloves

chainsaw gloves

goggles

ear defenders

hard hats

masks

welder gas
welder electric
rods
mask
tripod lights
wild flower seed
ride on mower
chainsaw mains
chainsaw battery
trimmers
angle grinder mains
angle grinder battery
strimmer
mower
collapsible table saw
drills, battery and mains
impact driver
jigsaws, battery and mains
ATV snow plough
trolley jack
wheelbarrows
Bench Grinder
Workbench and shelving
Small electronic maintenance toolkit
nails
screws
nuts & bolts
fixings
general toolkit bag
socket sets
tree tubes
pots
compost
fertiliser
tags
stakes
produce
press
bottles
containers & packaging

Access Statement:

The proposals will not need to comply with Welsh Building Regulations