

DESIGN AND ACCESS/HERITAGE STATEMENT

‘Beresfords’ Ashwell End, Ashwell, Baldock SG7 5JD

Proposed stables on field adjacent to Beresfords

August 2025



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1.0 INTRODUCTION

1.1 This Design and Access/Planning and Heritage Statement is to be read in conjunction with the Full Planning Application dated 15th September 2025 and the drawings numbered:

L-01 – Location, site and block plans.

L-02 – Proposed Plan and elevations of stables

Biodiversity Net Gain (BNG) Assessment and Metric: -

Prepared by Hawthorn Ecology.

1.2 Use and Amount

The proposal is to relocate a recently dismantled stable building from another location, on a grass field used for pasture, to the south-east of ‘Beresfords,’ Ashwell End.

This is a similar location to where a large barn and other rural structures once stood, and removed due to their poor condition.

The use will be in connection with providing the Applicant with stables accommodation to protect their ponies and associated feed from inclement weather.

1.3 **Local and National Policies**

This proposal has been considered with regard to the relevant policies of the North Hertfordshire Local Plan (2011-2031): –

ENV1 – Direct development towards the most sustainable locations which seek to maintain the existing settlement pattern.

ENV2 – Protect and enhance the historic character of North Hertfordshire’s towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.

ENV3 – Protect, maintain and enhance the District’s historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.

ENV4 – Mitigate the effects of climate change by encouraging the use of sustainable construction techniques, the appropriate use of renewable energy technologies and reducing the risk of flooding.

ENV5 – Reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by enhancing new green spaces and networks of green space both recreation and wildlife.

SP1 – Sustainable development in North Hertfordshire.

SP5 – Countryside and Green Belt.

SP9 – Design and Sustainability.

SP12 – Green Infrastructure, landscape and biodiversity.

SP13 – Historic Environment.

CGB1 – Rural Areas beyond the Green Belt.

D1 – Sustainable design.

NE2 – Landscape.

NE4 – Biodiversity and geological sites.

NE5 – Protecting open space.

HE1 – designated heritage assets.

Other Planning Considerations

Relevant chapters of the National Planning Policy Framework December 2024.

Section 11 of the NPPF sets out the presumption in favour of sustainable development.

Section 12 of the NPPF describes achieving well-designed and beautiful places.

Section 15 of the NPPF describes conserving and enhancing the natural environment.

Section 16 of the NPPF describes conserving and enhancing the historic environment.

All of which this proposal seeks to achieve.

- In Section 2.0, we describe the site and its location.
- In Section 3.0, we describe the layout and appearance of the proposal to demonstrate compliance with the above Policies.

1.4 **Relevant Planning History.**

There is no recent relevant planning history available to view on the North Herts Planning website.

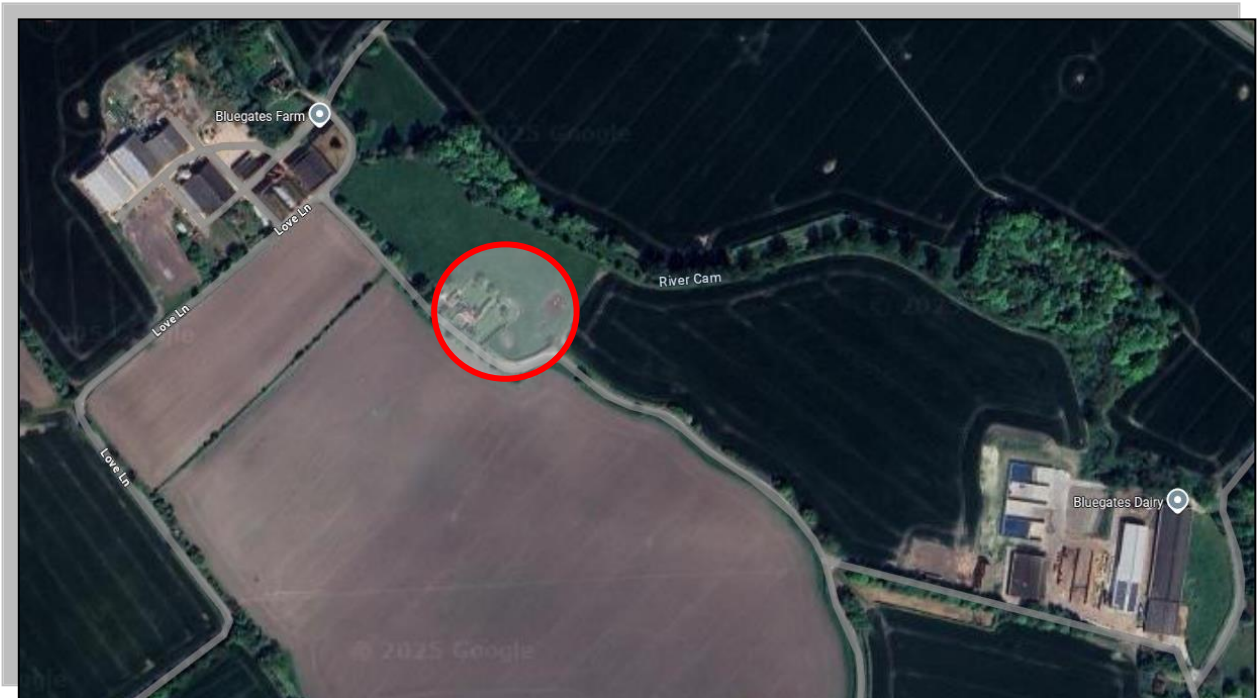
2.0 SITE ANALYSIS

- 2.1 'Beresfords' is located to the north-west of the village of Ashwell, which lies approximately four miles to the north-east of Baldock

The Site

The site is located within the open countryside, designated as Rural Area beyond the Green Belt. The immediate area lies outside of the Ashwell and Hinxworth Conservation Areas, and any National Landscape (former Areas of Outstanding Natural Beauty).

The application site is associated with Bluegates Farm just to the north-west. The only other buildings within the immediate radius are structures associated with Bluegates Dairy further to the south-east.

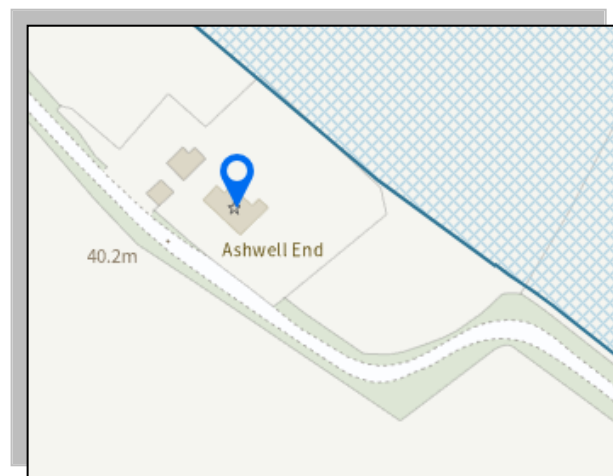


Map illustrating the location of 'Beresfords' in context with Bluegates Farm and Bluegates Dairy

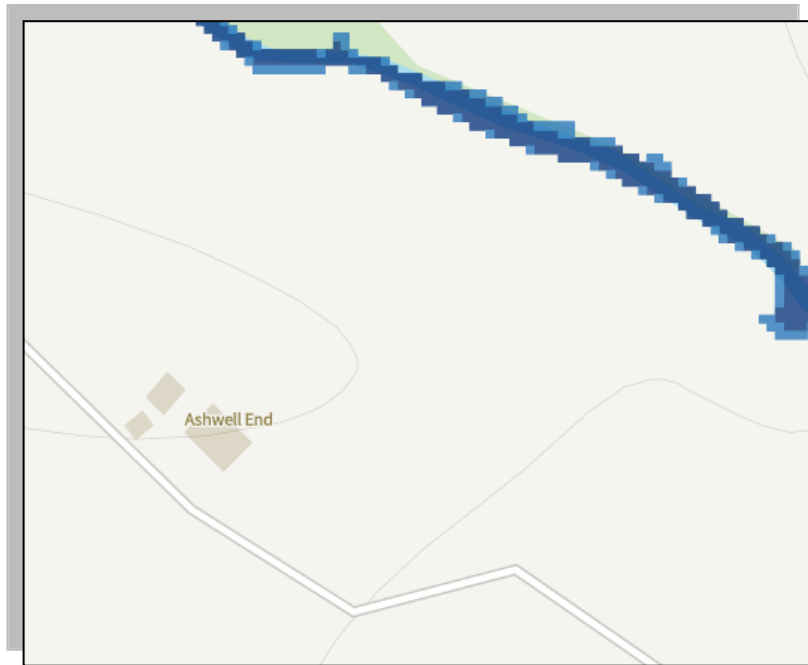


Enlarged map extract illustrating the location of 'Beresfords' and the application site for the proposed stables immediately adjacent, beyond the designated residential curtilage to the south-east.

'Beresfords' and the adjacent paddock land incorporating the stables is located outside of the designated Archaeological Area as illustrated below.



The Environment Agency Flood Map for Planning identifies the site as being located within Flood Zone 1 (low risk of flooding) as illustrated below. Ground levels are predominantly flat in the location for the proposed stables and rising slightly towards the road.



HERITAGE STATEMENT

Beresfords (Described as Ashwell End House on the official entry list) is a Grade II listed building with a Historic England Listed Entry Reference of 1174799 (date first listed 9th June 1952) and a National Grid Reference of TL 25814 40397.

The associated text from the original listing reads as follows:-

Details

TL 24 SE ASHWELL ASHWELL END

2/1 Ashwell End 9.6.52 House

- II

House. Mid C16. C18 external features. Timber frame. Recent pargetted plaster. Steep

pitched plain tile roof. L plan. 2 storeys. Front has 3 C18 leaded casements of 2, 4 and 2 lights. Panelled door on right. Rebuilt ridge stack. 1-bay C16 wing on rear right; C18 hipped rear stair turret. Interior has 3 heavily framed bays. Beams with wide chamfers and swept stops. Clunch inglenook. Cellar beneath wing. SE elevation has 3 C18 leaded casements.

Listing NGR: TL2581440397

Other listed buildings within the immediate vicinity include the Grade II* listed Bluegates Farmhouse and the Grade II listed Range of Barns 50 metres south-east of Bluegates Farmhouse. to the north-west of the application site.

Details

This list entry was subject to a Minor Amendment on 8 September 2021 to remove superfluous amendment details, update the name and address and to reformat the text to current standards

TL 24 SE 2/3

ASHWELL ASHWELL END Bluegates Farmhouse

(Formerly listed as Ashwell End COMMON LANE (South west side) Bluegates Farmhouse)

9.6.52

GV II*

Farmhouse. Mid C16, extended at rear in early C17. C20 front extension. Timber frame. C20 pargetted plaster. Plain tile roof. Two storeys. Main range is three bays with a gabled cross wing at left end. Right two bays built as two storeys. Four leaded casements, all original C18, but upper floor of cross wing has small early C17 ovolo-mullioned casement. The two right bays have two sets of three light casements divided by principal post in middle, the ground floor windows with roll-moulded frames. Large mid-C16 ridge stack with four square shafts. C20 door in four-centred frame.

Rear elevation has an early C17 gabled stair turret with three-light casement. Rear of cross wing has small mullioned C18 casements, the one on right ground floor in shallow

projecting bay. Left rear has two bay wing, the rear bay an early C17 addition. C18 casement of two and three lights. Large stack between bays.

Interior of cross wing has a good C16 fireplace with moulded clunch jambs and oak lintel. Exceptionally well preserved C16-17 farmhouse.

(RCHM Typescript).

Listing NGR: TL2561440588

Details

TL 24 SE ASHWELL COMMON LANE (South west side) Ashwell End 2/4 Range of barns - 50 metres SE of Bluegates Farmhouse

GV II

Range of barns, larger barn on NE, smaller one on SW. Both C16 and aisled. Timber frame. Weatherboarded. Steep corrugated asbestos roofs, half hipped on NE. Larger barn is 4 bays. Rafters and purlins replaced. Wall posts with horizontal ties to principals. SW barn has smaller but heavier construction. C18-19 plinth to whole range, the SE with clunch.

Listing NGR: TL2564940540

- 2.2 'Beresfords' is located on the northern side of the road, close to a bend which is the location of the gated access into the application site.

Other buildings within the curtilage of the property include a detached barn and separate garage to the western side, and the associated driveway and parking area.

The site boundaries of the residential curtilage include a good level of mature trees and hedging with the open countryside beyond in all directions. The application site (approximately 0.1 hectares (ha) and remainder of the immediate field to the north of 'Beresfords' currently lies fallow and occasionally used for grazing.

- 2.3 The photograph on the front of this statement indicates the principal elevation of 'Beresfords' facing south-west. Photographs below indicate the separation between the designated residential curtilage and the application site and surrounding field.



Brick wall and timber ranch style fence separating the application site from the designated residential curtilage



Existing field access gate and perimeter fence around the application site with mature hedge screening the road

- 2.4 The proposed stables would be located directly in front of an existing brick boundary wall, and adjacent to a retained Conifer hedge which would be trimmed back slightly to accommodate the structure.

Views between the stables and the listed building would be limited by the distance and mature trees and planting in the garden. There would also be limited views from outside of the site due to the existing mature perimeter hedging and low-level nature of the outbuilding.

- 2.5 A large barn and cow shed/feed store once stood close to the intended location for the stables as can be seen in the historic photograph below. These were demolished circa 2018 due to their deteriorating condition.

The application site and curve in the road can be clearly seen in context with the host building.



2.6 Access

No alterations are proposed to the existing field access which will continue to serve the remainder of the field and the paddock land associated with the stables.



2.7 Landscaping

As described previously, the property boundaries are well screened by mature trees and hedges.

No mature trees will be felled or hedges removed within the site in connection with the construction of the stables as described.

This ensures that the open landscape will be retained with little disruption.

A small section of an existing Conifer hedge will be trimmed back to ensure that the stables fit in front of the existing brick wall as illustrated on the submitted drawings and the photograph overleaf.



It is proposed to erect the stables off a compacted hardcore base, with no foundations dug or any hardstandings required. The structure could then be easily removed in the future with no change to the current topography or rural appearance.

2.8 **Protected Species**

There are no existing structures to be removed, and it is anticipated that no protected species would be affected by this modest proposal. However, should bats or any other protected species be discovered during development; works will stop immediately, and Natural England contacted for further advice.

Ecosystems Services Statement

There would be no change to the surrounding ground levels or surfaces with the field remaining as grass around the stables, which will be constructed on a compacted hardcore base. A water butt will be installed in order to catch rainwater from the structure.

No permanent external lighting is proposed; only minimal movement controlled outdoor lighting to provide safe access to and from the stables to respect the Dark Night Skies.

An electricity supply will be installed from the house.

The stables currently located locally elsewhere would be easily dismantled and re-erected, which is a suitable sustainable solution for this requirement.

A Biodiversity Net Gain (BNG) Assessment and Biodiversity Metric has been provided by a local consultant - Hawthorn Ecology and prepared by Rosie McLaughlin BSc (Hons) MSc MCIEEN. This report has concluded that three Silver Birch trees will be planted on the site to ensure a net gain in biodiversity.



*Plan indicating the Application Site and location
for the proposed stables*

3.0 **DESIGN SOLUTION**

Layout, Scale and Appearance

- 3.1 The proposal is to relocate a recently dismantled stable building from another location, on a grass field used for pasture to the south-east of 'Beresfords', Ashwell End.

This is a similar location to where a large barn and stables once stood but since removed due to their poor condition.

The use will be in connection with providing the Applicant with stables accommodation to protect their ponies and associated feed from inclement weather.

- 3.2 The proposed stable's structure is to be relocated from another site and is of a traditional construction consisting of three stables and a feed store.



*Photograph of existing stables to be relocated
from previous location*

- 3.3 The stables will have an overall footprint size of 41.25m² which would incorporate three stables and a feed store.

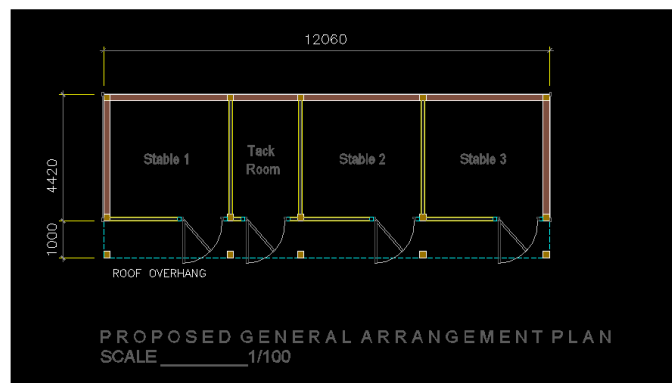
The eaves height will be 2.14m from the adjacent ground level, with a maximum ridge height of 3.185m.

The roof pitch proposed will be 20° and suitable for the profiled steel sheet roofing proposed. The roof form will be of a simple dual pitch design with gable ends to each side, and an overhanging roof to the frontage protecting the stables from inclement weather.

Traditional stable doors will provide access into each of the four sections.

- 3.4 The external materials to all elevations would be traditional with horizontal softwood weatherboarding to be used.

- 3.5 An image of the proposed garage and storage outbuilding is indicated below.



- 3.6 The size, bulk and external materials proposed would therefore respect the sylvan setting of the open countryside, and views in context with the heritage asset and from outside of the site.

4.0 CONCLUSION

4.1 The Applicant currently owns three ponies which reside locally without shelter. It is the intention to provide them with a stable each and dry storage for their feed close to the property and essential before the colder weather arrives. This would not only be more convenient but would also provide the Applicant with a better level of security for the welfare of the ponies.

4.1 The proposed stables would be located on an area of grassland occasionally used for grazing.

A larger barn, pens and feed stores once stood close to this location of the site as illustrated within this document. These were removed some years ago due to their dilapidated condition.

4.2 The structure is of a traditional stable appearance and will be easily dismantled and re-located from another site. The structure will not require foundations, only a compacted hardcore base. Therefore, it is a fully reversible structure which can be easily removed in the future with no permanent change to the current setting.

In addition, it is considered that the proposal will not detrimentally affect the setting of the listed building or views from outside of the site.

4.3 All existing mature landscaping will remain around the site, and no trees or hedges would be removed or detrimentally affected by the proposal. Three additional trees are to be planted on the site in connection with the BNG recommendations, all as previously

described.

- 4.4 The existing field gate will remain in its currently location and will continue to provide access into the adjacent field and paddock area for the ponies.

It is not anticipated that vehicle movements would be any greater than currently exists. A car with horse trailer would easily be able to access the field in case of a medical emergency.

- 4.5 It is therefore considered that the proposal does not conflict with the National Planning Policy Framework and relevant Policies of the Local Plan.

Inigo Architecture