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DESIGN & ACCESS STATEMENT

BRYN COED, CASTLE ROAD, CHIRK.

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Wrexham
North Wales
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CULLIS · ARCHITECTURAL · DESIGN

Ref. PD320

12th May 2025

DESIGN AND ACCESS STATEMENT FOR BRYN COED, CASTLE ROAD, CHIRK, WREXHAM.

Introduction:

This Design and Access Statement accompanies an application for Listed Building Consent relating to replacement of the rear orangery timber walled panels and the widening of the existing left hand site access.

This statement sets out full details of the proposed works and highlights the design and accessibility credentials of the scheme

Site Description:

Bryn Coed is a grade II listed building located on the edge of the Chirk Conservation and prominently at the summit of the side of the Ceiriog Valley elevated above Church Street, a key approach into the town centre. The building is listed as being a very well-preserved early 20th Century restoration revival style property. The symmetry, massing and detail are of particular architectural significance. The building is also significant at a local level for its connections with the nearby Brynkinallt colliery, being built for the manager. Coal mining was an important industry within the Chirk area during the 19th and early 20th century and the building is a reminder of its successes.

Bryn Coed was built in 1912 by Shayler and Ridge, architects, for A Wood, manager of Brynkinallt Colliery, Chirk Green, in a Restoration revival style. It is a two storey house built of Ruabon type purple-red brick. It has a hipped slate roof with yellow clayware ridges and a timber dentilled eaves cornice. There are three bays, designed on a U-plan with the end bays set forward, and extended later by an L-shaped service wing on the East forming a third front wing. The central bay was altered in 1916, and the service end was added later in a matching

style. The front angles of the two main wings have narrow stone quoins in the brickwork and twelve-paned sash windows with the boxes set to the front. The recessed centre bay has a single storey entrance block spanning between the wings. There is also a central six-panelled door with a cross glazed overlight which is set in an eared and limestone frame. There are nine-paned sashes on each side. The recessed first floor has a central keyed oculus and eight-paned sashes on each side.

It was listed as a fine example of the late C19-early C20 Restoration revival style, notable for its composition (its symmetry and massing) and its attention to detail (in use of materials, restrained decorative elements, etc). It is a very well preserved example of its type.

Source:- Cadw listed buildings, (NJR 16/04/2008)

AMOUNT:

Orangery:

This application aims to seek approval for the replacement of the existing timber glazed side and front panels of the rear facing orangery.

There will be no increase or reduction of the existing floor space.

Front Boundary Wall:

This application aims to seek approval for the widening of the existing opening in the front boundary wall to match the existing right hand side access.

The width is currently 3090mm and is proposed to increase this by 770mm to match the existing right hand opening/access.

LAYOUT:

Orangery:

The proposal does not seek to alter the existing floor layout or alter any entrances and therefore will not have any affect on the existing layout of the building.

Front Boundary Wall:

The layout will remain the same. It is intended to increase the width by carefully removing the right hand brick pier and curved walling, this will mean a reduced front panel with inset brick as per the attached existing and proposed plan and elevation.

There will be no increase to overall length or height to maintain consistency.

SCALE:

Orangery:

The scale will not be affected as the proposal does not seek to alter the existing floor area or add height to the roof.

The building scale will remain as existing.

Front Boundary Wall:

The overall scale of the front boundary wall will not be adversely affected other than a slight widening of the access and a reduction of one of the front facing panels with inset brick. It would be cost prohibitive to rebuild the entire font boundary wall to ensure a consistent width of inset brick panels and it is felt that rebuilding the far right hand side panel would have the most minimal affect.

APPEARANCE:

Orangery:

The proposed orangery timber work will match the existing as closely as possible – please refer to the attached existing and proposed plans and elevations for reference. Every care will be taken to preserve the original design whilst enabling the thermal value of the room to be upgraded.

The existing room suffers from a lack of insulation and poor ventilation which has contributed to severe degradation of the timber.

The external ground level is flush with the internal floor level and the existing concrete floor slab runs directly though to the outside causing a cold bridge affect. The plan is to minimise any cold bridging and damp penetration by lowering the external ground level by 150mm (building regulation standard) and by providing a newly constructed floor construction and cavity walling. The cavity walling will form the dwarf walling to the underside of cill level and will have a minimal effect on the external appearance.

The rotten horizontal panels will be replaced with new hardwood timber and painted to match the existing.

The roof will remain untouched and left as existing.

Front Boundary Wall:

The front boundary wall consists of red/brown imperial facing bricks with inset panels, sand stone copings, sand stone pier caps and has large solid brick piers with curved walling to both existing entrances.

The left hand opening currently has a steel framed gate, painted black with vertical timber infill.

The right hand gate currently has a timber gate (not original) with square beading attached to the face and is not in use. The curved walling to the right hand side has a large diagonal crack and is showing signs of movement.

The aim is to widen the right hand side opening to match the left hand side. This will mean an increase in width of 770mm.

It is proposed that both openings will then have new gates fitted in a style more befitting the character and age of the dwelling. It will also give an opportunity to rebuild the right hand side curved wall to consolidate and strengthen the wall.

The current gates at the property will be replaced with two new automated sliding cantilever gates. These gates will feature high-speed motors for efficient operation and will be constructed in wrought iron style to match the character and historical aesthetic of the site.

To enhance traffic flow and safety from the junction B5070 & B4500 / Castle road;

1. The gate closest to the junction (left side) will be designated as the entrance gate.
2. The gate furthest from the junction (right side) will be designated as the exit gate.

This layout ensures that vehicles entering and exiting the property do so in an organized and efficient manner, minimizing disruption to traffic on the adjacent roadway.
Additionally, the gate automation system will be fully compliant with all current safety regulations, ensuring safe operation for all users, including pedestrians and vehicles.

Please refer to photos for an example of the proposed wrought iron gates and covering letter from Jenston Fabs..

The stone copings will be carefully removed whilst the walls are being rebuilt, cleaned and reused on completion along with the natural stone pier cap.

The brickwork wall (where being widened) will be carefully taken down, bricks that are in good condition will be cleaned and reused and any spalled bricks will be replaced to match existing as closely as possible.

It is also intended to fit a high quality letter/parcel box to the front of the wall adjacent to the main entrance as shown on the proposed elevations and attached details. The box is necessary to allow the occupant to secure the site whilst the property is vacated and will be in a black colour to tie in with the black painted gates.

In essence, the overall historic appearance of the boundary wall will be retained and also improved upon.

ACCESS:

The application site is located adjacent to the village centre and benefits from frequent public bus services, is also easily accessible by foot or bike and is also located in close proximity to a wide variety of shops and local amenities.

There is a large parking area to the front of the dwelling which can accommodate many vehicles and has ample turning space to allow ideal ingress and egress from the site.

DESIGN:

Orangery:

The overall design of the orangery will remain largely unchanged and the proposed use of materials will attempt to emulate the original as closely as possible to maintain historic consistency.

Front Boundary Wall:

The proposed alterations to the front boundary wall will retain the original design features by ensuring the wall is rebuilt in the same curved proportions as existing and the pier is rebuilt in the exact same proportions as the original ones.

The existing non-original timber gates will be replaced with very high quality gates in a style more befitting the property. The design will reflect period-appropriate styles, incorporating decorative details to harmonize with the listed property's architectural features.

***Landscaping**:*

The application relates to the refurbishment of the rear orangery and front boundary wall only. There will be no alteration to any landscaping.

Conclusion:

This application seeks listed building consent to further improve the quality and aesthetic appeal of the orangery by the use of better quality materials ensuring longevity and maintaining the historical design.
It will also seek to minimise any loss of historic features and to complement the existing, through the use of matching materials.

The proposals to the boundary wall aims to improve the overall aesthetic from the adjacent road whilst also improving the safe ingress and egress from the site.