

ACCESS STATEMENT

Proposed Structural Repairs, Reinstatement of Original
Openings and Insertion of Rooflights

at

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THE COACH HOUSE
CEFN KYNASTON
HILL STREET
CEFN MAWR
WREXHAM
LL14 3BA

For



D S Jones & Co.

Architectural & Planning Consultants.

ACCESSIBILITY.

1.1

Section 42 of the Planning and Compulsory Purchase Act 2004 came into force on the 30th of June 2007 as an amendment to the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990. The 2004 Act inserted a new section (327a) into the 1990 Act, which requires a Local Planning Authority to require and consider an Access Statement as part of the determination of a planning application.

1.2

However, in terms of the application site, as the subject Building is ancillary to the Main House and it is not proposed to undertake any external works at ground level, it is not necessary to consider external access up to and into the building.

1.3

Internally, because the building does not constitute a “Visitable Dwelling” but again is purely ancillary to the Main Dwelling, it is not necessary to consider inclusive access or circulation within the building.

2.0 SUMMARY AND CONCLUSION.

In summary, the proposed works identified as part of this application for Listed Building Consent do not require the Applicant's to consider Inclusive Access arrangements as part of the proposals.

In consideration of the above and the other information provided as part of the application, officers are respectfully requested to view these proposals favourably and resolve to grant Listed Building Consent for the proposed works or repair and reinstatement.

D.S. Jones & Co. August 2023.

For and on behalf of [REDACTED]

