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**FORMER ESTATE OFFICE and STABLES,
Trevor Row, Trevor Road, Chirk, Wrexham, LL14 5HE**

27/03/2023

CHANGE OF USE from disused Offices and Stables into a single DWELLINGHOUSE

PHOTOGRAPHIC SCHEDULE of EXISTING BUILDING with PROPOSED ALTERATIONS

The property is a corner section of Trevor Row, which was originally a row of workers cottages for the Brynkinalt Estate, built in the mid 1800's. It lies within the Chirk Conservation Area but is not a Listed Building.

The remainder of Trevor Row is now 5no. homes, which have had alterations and additions to their façades, including installing modern casement windows.

During the mid-late 1900's a modern semi-detached pair of houses Nos.7&8 were built in the frontage grounds of the Row in front of the part of the building subject of this application.

Therefore it is mostly concealed from Trevor Road.

The property is in three parts:-

- a) the disused Stables, with associated workshop and stores
- b) the disused Estate Office rooms with toilet
- c) the detached garage building – which will be retained

The last year of use of the Stables is not known.

The office part was last used in the 1980's under Lease to the Brynkinalt Estate as their Estate Office (which is now situated at their Home Farm.)

The premises are not suitable for any commercial use, but are highly suitable for residential use within the existing residential area, being attached to Trevor Row and adjacent to Trevor House.

The property shell is requiring renovation, with storm damage affecting the roof slating on the hip end above the stable hayloft, and the Change of Use will facilitate funding for this.

The proposal is to renovate the structure and convert to residential use to create a small 2/3bedroom home, with a ground floor accessible bedroom and shower room

North and East elevations of the stables face onto adjoining gardens of Nos.7 & 1 Trevor Row respectively. Replacement/new windows in the existing openings to will have obscure glazing to provide privacy, but there are no facing windows.

The proposals will encompass sympathetic renovation & alterations to the property safeguarding it as part of Trevor Row within the Conservation Area on Trevor Road.

ADS/MCA 24/03/2023

NORTH ELEVATION



[from No.7 Trevor Row rear garden]

Roof slating to be restored – with 2no. new small rooflights Replacement rainwater goods
Upper opening – opening to be infilled – timber panel to be replaced Wall to be repaired
Lower opening [not visible behind garden shed] - replacement window with obscure glazing

WEST ELEVATION



Roof slating to restored – with 1no. new small rooflight
Replace render and repair wall behind
Upper Opening – replacement window
Lower Opening – replacement door – glazed ‘stable’ door

Replacement rainwater goods
Repair & redecorate render
Overhaul repair / replace door & windows
Door to be fixed shut.



SOUTH ELEVATION



Overhaul roof slating – with 1no. new small rooflight
Repair & redecorate render

Lean-to timber section to be removed
and replaced with open glazed canopy
of same profile

SOUTH ELEVATION



Lean-to timber section to be removed
and replaced with open glazed canopy of same profile

Wall height to be lowered
Garage store building to be restored.



Wall height to be lowered Garage store building to be restore
Lean-to timber section to be removed and replaced with open glazed canopy of same profile

SOUTH ELEVATION



Wall height to be lowered

Garage outbuilding to be restored – roof slating & rainwater goods overhauled / replaced. Walls repaired

New Bat 'stable' roost lean-to on old plinth walls

EAST ELEVATION



[from front garden of No.7 Trevor Row]

Roof slating to restored – with 2no. new small rooflights Replacement rainwater goods
Upper opening – infill panel to be replaced with window with obscure glazing



[No. 1 Trevor Row – front garden]

EAST ELEVATION – [from Trevor Row – rear yard]



No changes. Garage outbuilding to be restored – roof slating & rainwater goods overhauled / replaced. Walls repaired

