DESIGN AND ACCESS STATEMENT

The Coach House, Ashgrove Residential Home, Chester Road, Gresford, Wrexham. LL12 8PP
Single Storey Extension & Change Of Use To 2no. Staff Apartments.

ASSESSMENT OF SITE AND SURROUNDINGS

Ashgrove Residential Home is set in the village of Gresford in Wrexham. Its central location offers ease of access to both Wrexham and Chester. The Home offers residential care for to up to 51 people aged 50 years and over.

The Coach House is a two-storey building of traditional brick and slate construction with panels of painted brick & planted timber boarding and a mixture of timber & upvc windows.

The Coach house has 68m2 of accommodation over 2 floors, sits on a site of 14562m2 and is presently used as garage/storage space (ground floor) with residential accommodation for staff (first floor).

EVALUATION & PROPOSAL

The proposal is for a single-storey extension (adding and additional 17m2 of accommodation) and a change of use (ground floor) to an apartment to be used by staff while the first floor will provide a second studio apartment to be used by staff members.

DESIGN AND APPEARANCE

It is not proposed to make large scale changes to the external appearance of the building. The proposed single-storey extension will be sympathetic to the original building using a similar vernacular, scale, and proportion.

The proposed extension will be constructed from red brick (to match the existing), painted brick & planted timber boarding, slate roof tiles and timber windows.

ACCESS & PARKING PROVISION

There is provision for up to 40 car parking spaces within the grounds of the residential home.

No alteration to vehicular access and parking are proposed.

INVOLVEMENT

A Planning Approval (P/2024/0319) was granted on 24/10/2024 for a two storey extension and the change of use of the ground floor to a coffee shop.