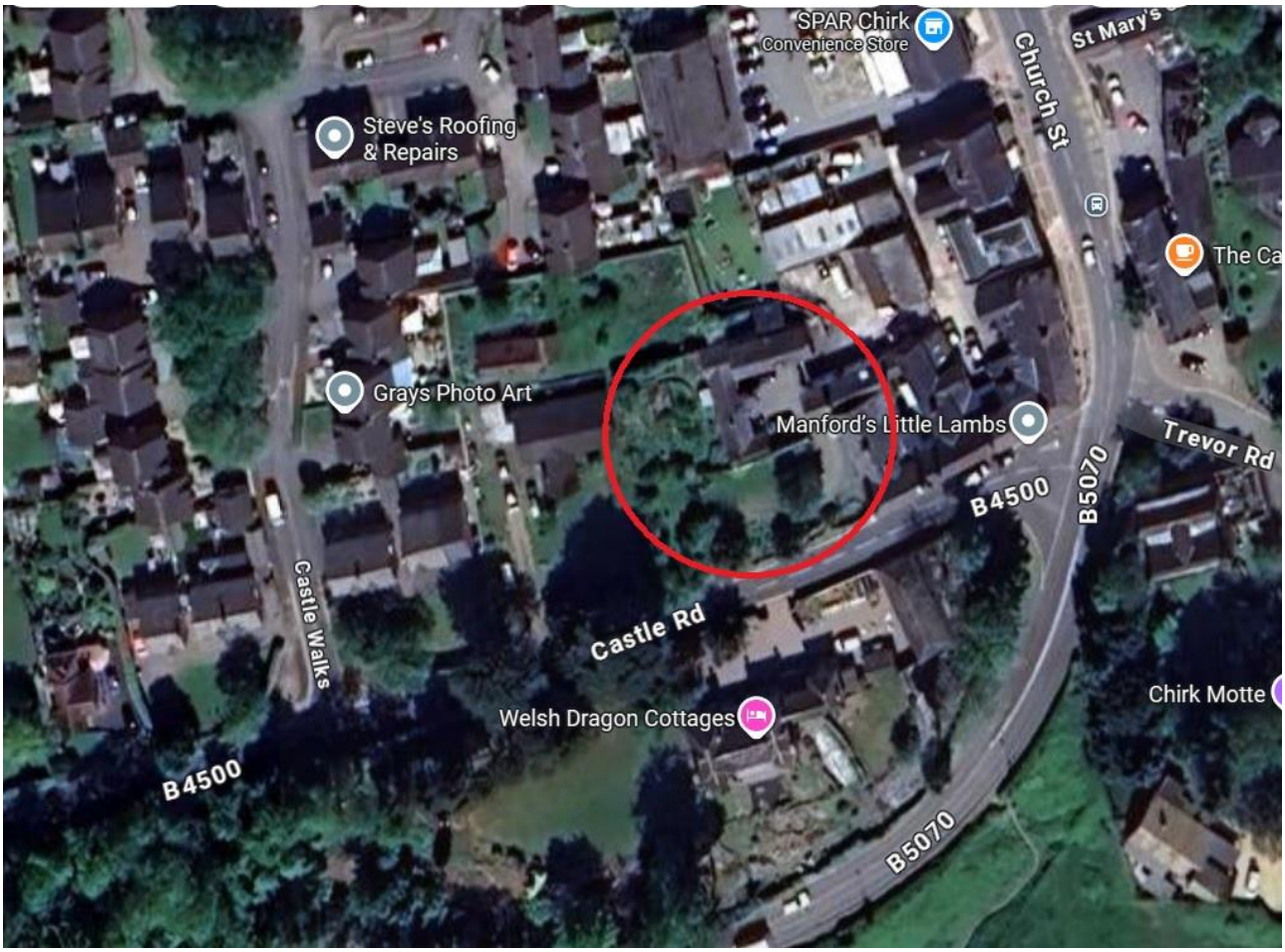
dpa
Design and Planning
Associates Limited

DESIGN AND ACCESS STATEMENT

Planning Application to Wrexham County Borough Council for the Proposed Conversion of Part workshops into an Extension to the Coach House including modifications to the existing vehicle access together with the Change of Use of a Single Dwelling to two Dwelling houses at Bryn Eglwys, Castle Road, Chirk, LL14 5BS



October 2025

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SY11 2NR
Tel:01691 659595

1. Instruction:

We have been instructed by our client, Mr A. Burgess, to prepare and submit a Full and Listed Building Consent planning application to Wrexham County Borough Council for the proposals noted within this statement.

2. Introduction

This design and access statement (DAS) seeks to explain the proposal by Mr Andy Burgess for the proposed conversion of part workshops into an extension to the Coach House including modifications to the existing vehicle access together with the Change of Use of a Single Dwelling to two Dwelling houses, with particular regard to its design and layout, and how the proposal responds to its site, context and functional requirements. It should be read in conjunction with other specialist reports that support the application for planning permission, which deal with relevant matters in further detail.

An LBC (Listed Building Consent) application is submitted as part of the overall submission as The Coach house and the workshops fall within the curtilage of a listed building namely Bryn Eglwys.

3. Location/Description:

The site is in Chirk, Wrexham County Borough Council

The site holds a postcode of LL14 5BS.

The site occupies a location on the Shropshire and Wales border.

Oswestry lies approximately 8km to the south and Wrexham lies 10km to the north of the site.

The site has direct vehicular access off a public highway of tarmacadam namely the B4500.

Coordinates: Latitude: 52.93119, Longitude: -3.05707

What3Words: ///workflow.ideas.eventful

The extent of the property in which the planning application relates is defined with a red line on the site location plan overleaf.

The site area is measured to approx. 1580sqm (0.39acres)



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

Location plan – not to scale

4. Cadw Listing

The Coach House and workshops are not listed. The Cadw website's full report for Listed Buildings refers Bryn Eglwys as a Grade 2 listed building ref: 20255.

As quoted on the website –

The history description is as follows: *The building probably has early origins, perhaps the site of the Great House destroyed in the uprising of 1402. It may well be the location of the Saracen's Head Inn recorded in 1720. It was at one time occupied by Dr Lloyd, and later tenanted by the archdeacon of Wrexham. The extensive vaulted cellars, continuous with those of the adjoining properties may be related to its use as an inn. The building was extensively refaced in the early-mid C19, and now assumes the character of that period.*

The Exterior description is as follows: *Two storeys, raised subsequently to 3. Two bay elevation of brick with a slate roof to Castle Road, the central door bricked up. Paned casement windows to each bay, and small paned*

iron windows to the attic level. Stone sills and plinth continuous with the adjoining properties. Gable stacks, late C19, with yellow clayware vented pots. To the rear, a long brick-built range of 2-storeys, of 4 bays, terminating against Bryn-eglwys Cottage. Twelve-paned sashes and a canted bay window, and a door under a gabled porch. At the centre a 4-flue brick stack.

The Interior description is as follows: *The house has extensive brick vaulted cellars, extending under adjoining properties.*

Reason for Designation*: Included as one of a row forming a prominent urban group at the centre of Chirk.*

5. Previous Planning History for the site

Reference: P/2001/0474

Application type Caniatâd Cynllunio Llawn / Full planning permission

Site address Bryneglwys Castle Road Chirk Wrexham LL145BS

Description: **Conversion of barn to dwelling.**

Status Penderfyniad wedi'i wneud / Decision Made

Decision Granted

Decision Date: 13/9/2002

Reference P/2002/0495

Application type Caniatâd adeilad rhestredig (addasu/estyn) / Listed building consent (Alt/Ext)

Site address Bryneglwys Castle Road Chirk Wrexham LL145BS

Description Listed Building Consent for conversion of barn to dwelling

Status Penderfyniad wedi'i wneud / Decision Made

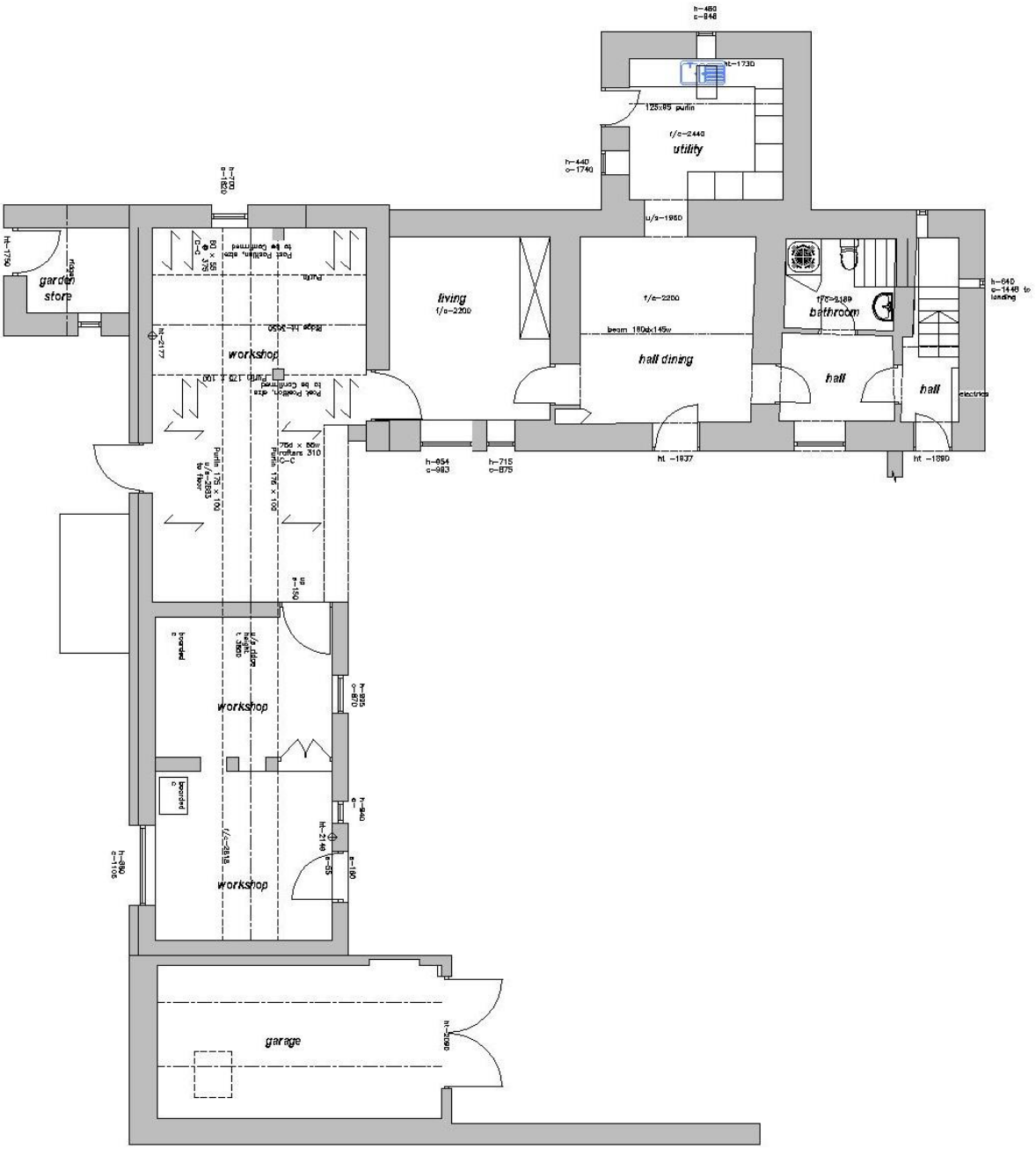
Decision Granted

Decision Date: 10/10/2002

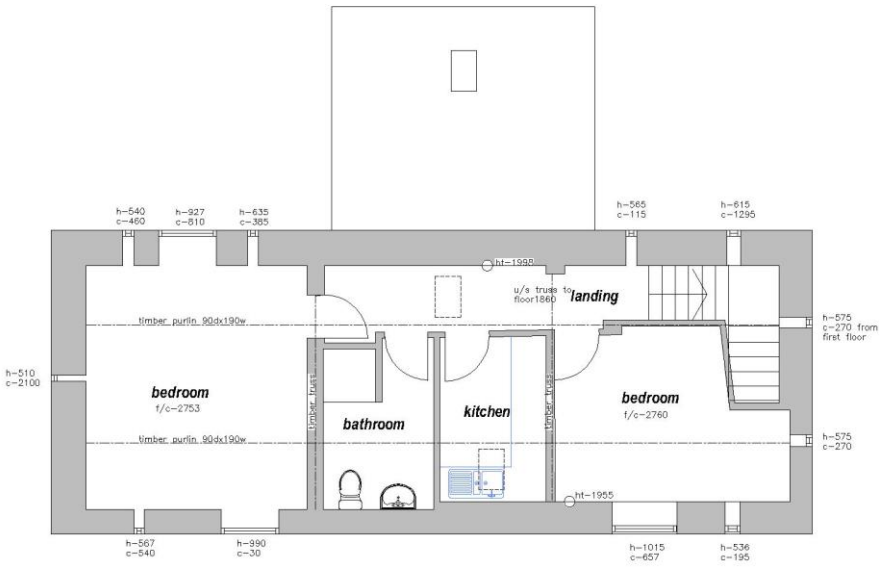
6. Existing Site & Building Description

6.1 The Coach House and Workshops

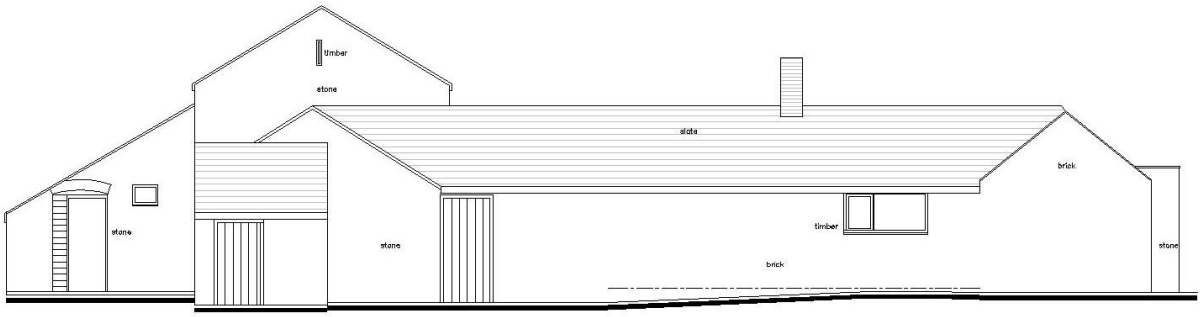
A measured survey of the existing Coach House and the adjacent workshop was commissioned.



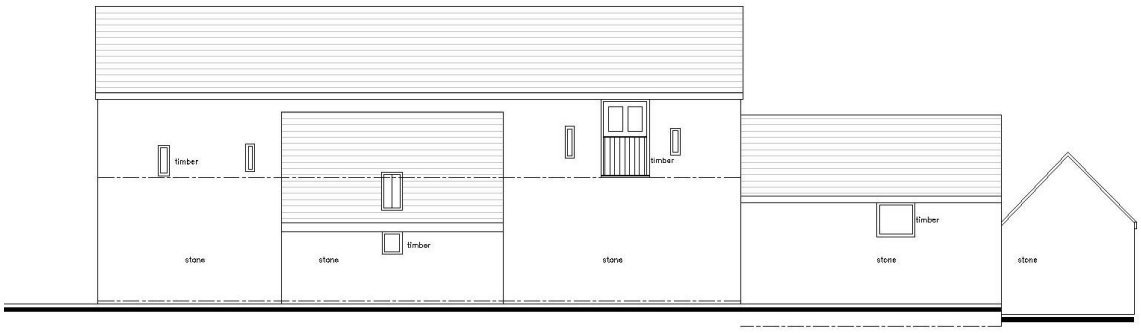
Ground Floor plan of the Coach House and Workshops as existing.



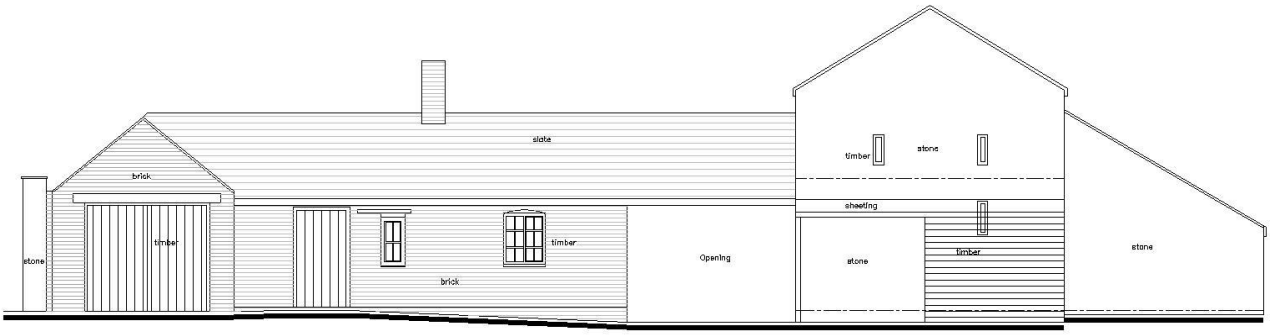
First floor plan of the Coach House as existing



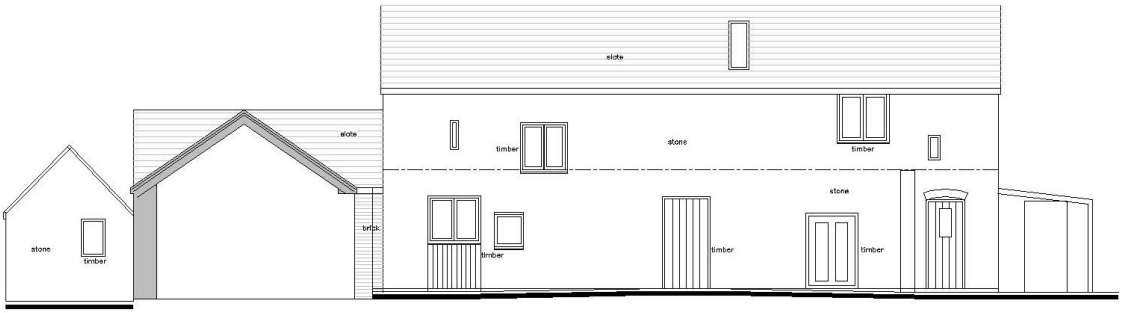
West Elevation



North Elevation



East Elevation



South Elevation



The external wall stone finish to the Coach House



Courtyard view looking towards the workshop building









Courtyard view of the workshop and garage (including an interior photo of the garage)

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Internal view of the workshop adjacent to the Coach House



Rear Elevation (West) of the workshops



Rear Elevation (West) of the workshops



Rear Elevation (West) of the workshops, note the garage in brick



South Boundary wall adjacent to Garage

6.2 Gardens and Existing Access off the public Highway B4500



Garden area to the west of the workshops



Garden space looking towards Bryn Eglwys



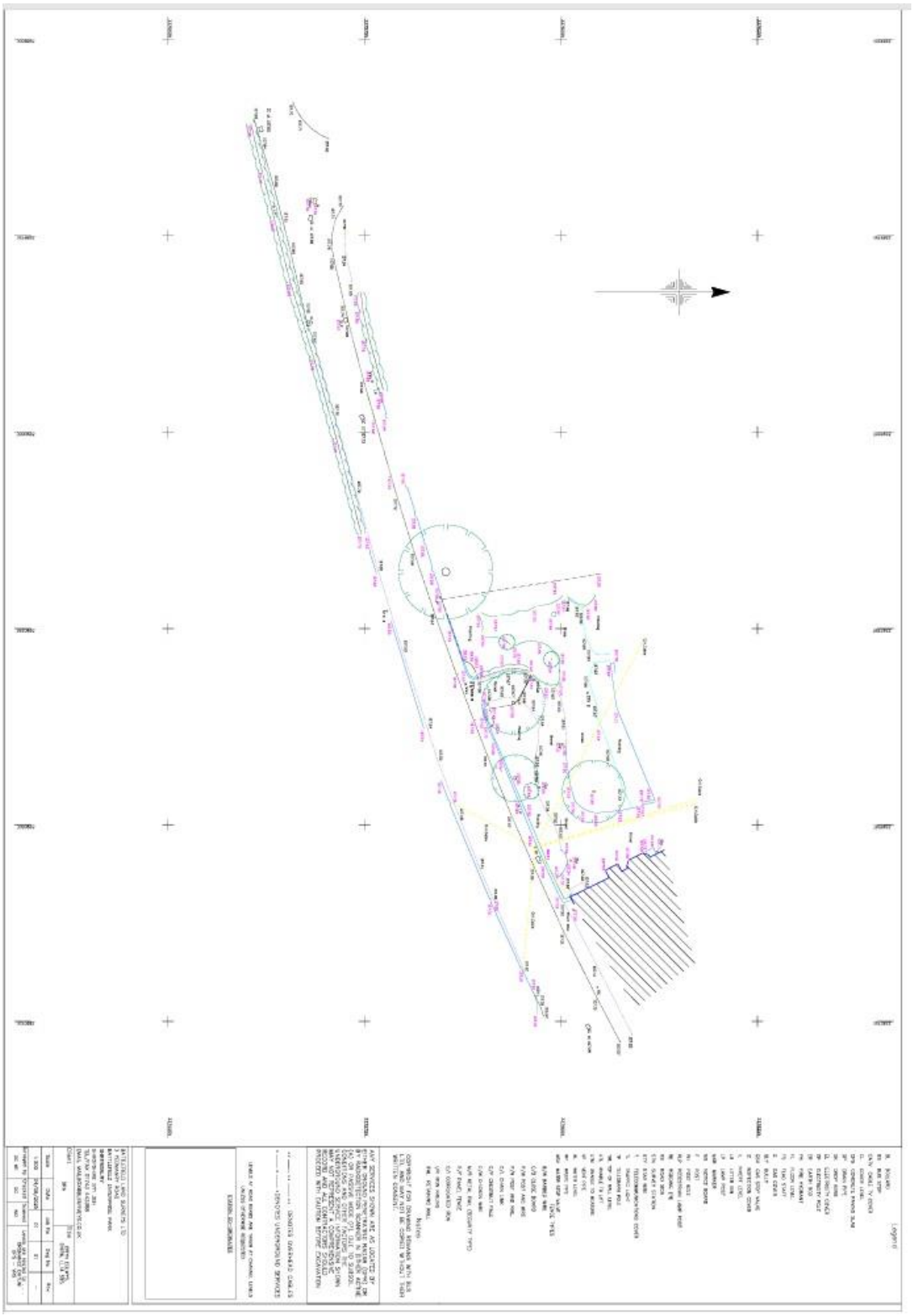
Existing Access off B4500



Another View of the Access off B4500

The site is generally flat with a good balance of garden spaces and dwelling structures.

A topographical survey was commissioned on the request of the Highways consultant. The topographical survey has accurately documented the existing vehicle access. It has also located the existing green foliage & trees and the proximity of the existing stone walls in relation to the application site and highway.



7. The Proposal

The proposal is for the conversion of part workshops into an extension to the Coach House including modifications to the existing vehicle access together with the Change of Use of a Single Dwelling to two Dwelling houses.

The conversion of the workshops into an extension involves minimal external alterations to the workshop fabric. All existing apertures will be utilised and infilled with either glazing or doors. Additional apertures have been formed to the west elevation to allow for natural lighting. The existing fabric of the structure will be sympathetically retained and where necessary roofing and wall repairs will be carried out.

The workshop is re-purposed for ground floor living and it has been considered for a future occupant that may require a wheelchair. The workshop will be upgraded thermally to meet the current building regulation standards.

Our client wishes to apply for the change of use of the Coach House from an annex to a separate dwelling. This will allow my client to continue to live at the property and reside in the Coach House and to potentially sell Bryn Eglwys to enable completion of the conversion works.

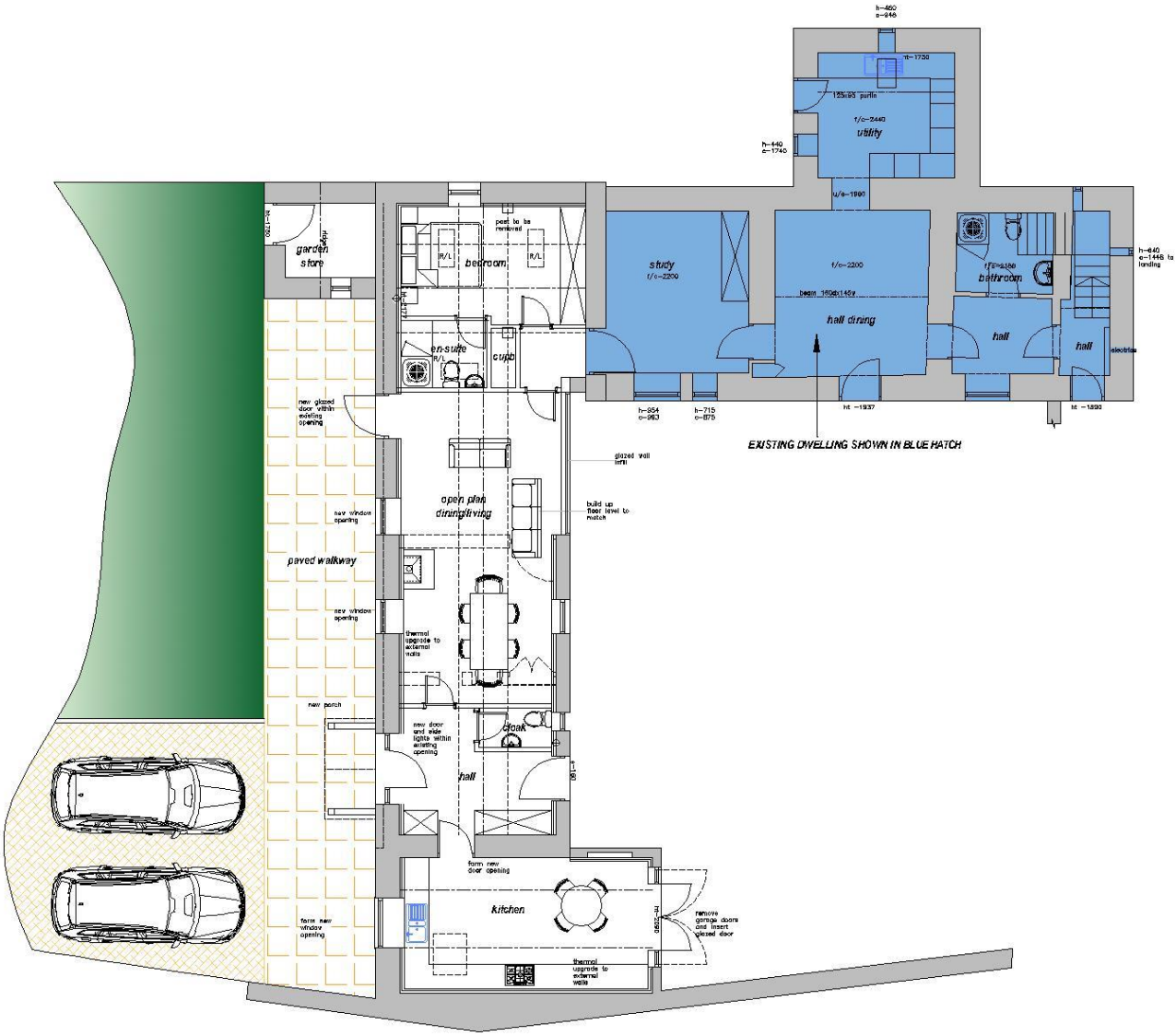
To facilitate the additional dwelling which would be under a separate ownership to Bryn Eglwys, the existing vehicular access off the B4500 is to be improved for the benefit of highway safety and good accessibility.

Each dwelling will benefit from carparking facilities and garden/amenity spaces.

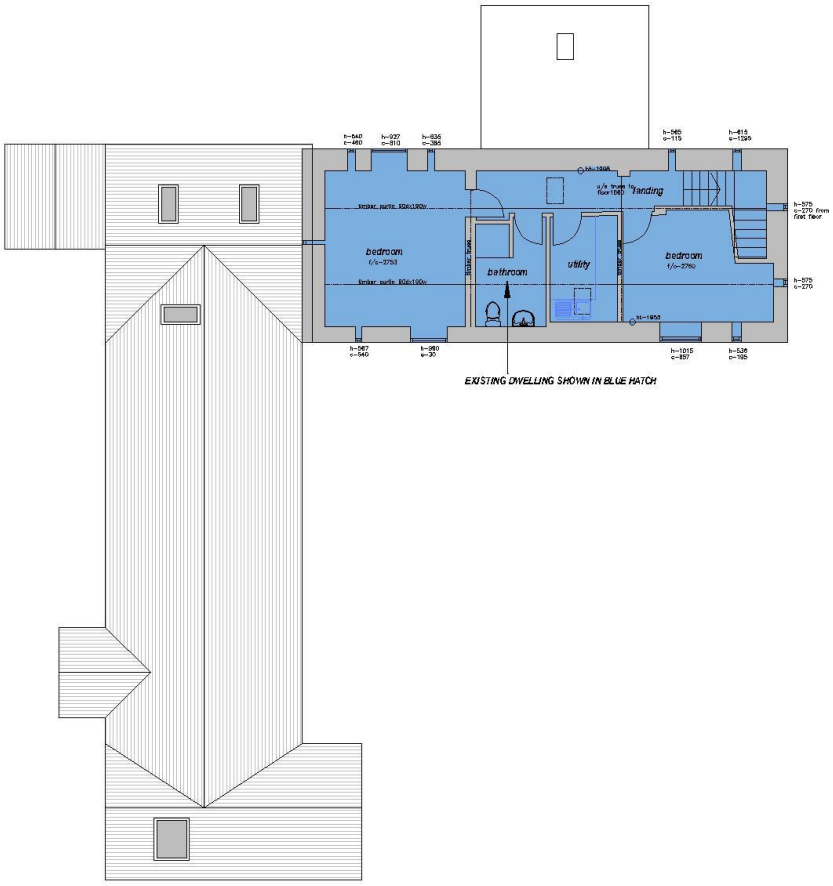


Block Plan showing the proposed site arrangements

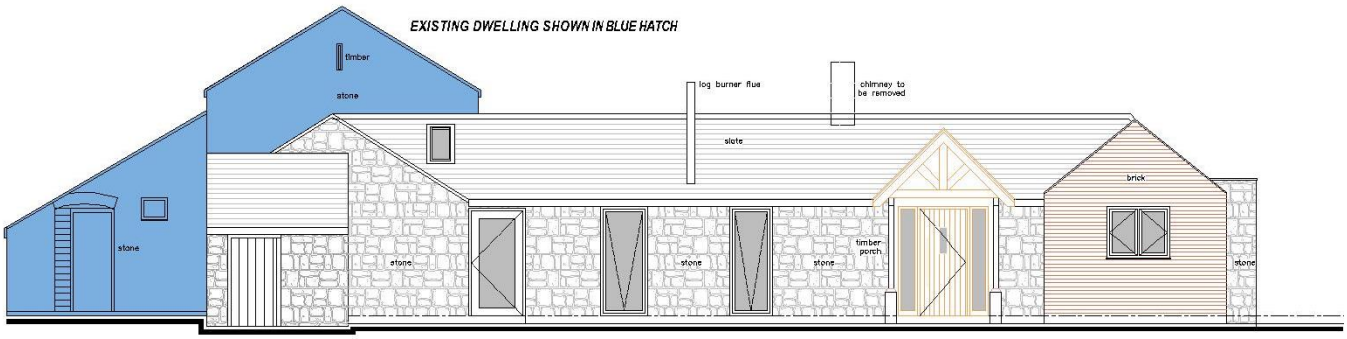
The highways information showing the visibility splays and vehicle tracking is appended to this application



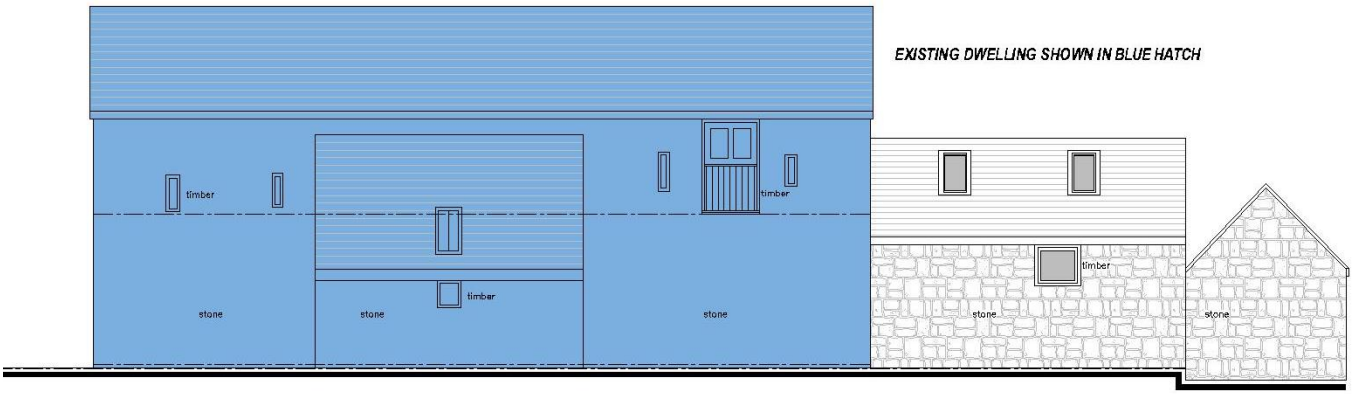
Ground floor plan as proposed



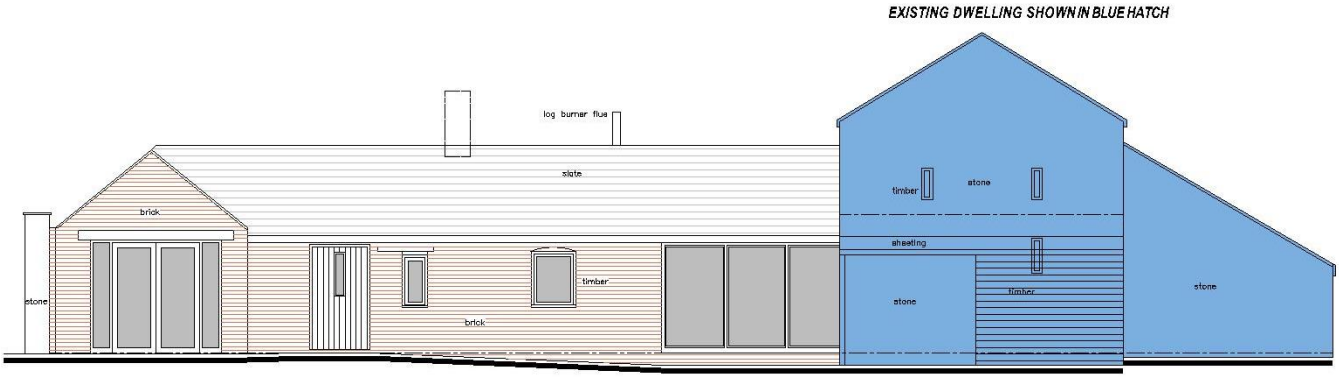
Proposed First Floor Plan



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

8. <u>Drainage</u>

The Coach house benefits from existing public foul drainage. The proposed drainage will connect into the existing foul system

9. <u>Ecology</u>

An ecology and GIS report is appended to the application

10. <u>HIA</u>

A heritage Impact assessment is appended to the application

11. Access Statement

The conversion of the proposed workshop as an extension to the Coach house will provide the necessary level access for wheelchair users. The design and construction of the building is required to comply with the Approved Documents Wales. As part of the building regulations compliance, Part M of the Approved Documents requires the building to be accessible for persons with varying accessibility challenges.

12. Conclusion:

The proposed conversion of the workshop to form an extension to the Coach house will enhance the existing setting and provide a good-sized family home in the future. The impact of the conversion works is minimal and will not impact on the original setting of either the Coach House or Bryn Eglwys. The conversion will be a positive contribution to the housing stock.

Highway safety for the occupants of both properties will be improved following the alterations to the highway access.