Planning, Design & Access Statement

Revision A; 12th January 2026.

Application Site: 110 High Street, Cefn Mawr, Wrexham, LL14 3BY

Proposal: Proposed upgrade works to include replacement of windows, insertion of a new window to front elevation, repair/replacement of lean-to roof, and rationalisation of the rear garden area to include demolition of an existing dilapidated outbuilding, construction of a new external access stair with raised decking, and a garden room.

Applicant: Kevin and Jason Bennett.

Agent: Speaks Design Services Ltd (CIAT Chartered Practice)

1. Introduction

This Design and Access Statement supports a full planning application for works at 110 High Street, Cefn Mawr — a property located within the Cefn Mawr Conservation Area, designated for its special architectural and historic interest.

The proposal has been prepared in accordance with:

- *Planning (Listed Buildings and Conservation Areas) Act 1990*,
- *Planning Policy Wales (Edition 12)*,
- *TAN 12: Design*, and
- *Wrexham Local Development Plan (LDP 2013-2028)*,
  together with the *Cefn Mawr Conservation Area Character Assessment & Management Plan (2012)* and relevant Supplementary Planning Guidance (SPGs).

The existing property is a small, vacant cottage in poor repair. The proposed works will restore the dwelling to a habitable standard, improve its energy efficiency and appearance, and enhance the setting of the High Street by addressing a currently neglected site.

2. Summary of Proposals

- Window Replacement:
  Existing deteriorated windows to be replaced with thermally efficient double-glazed uPVC casement units, replicating the proportions, profiles, and appearance of the originals.

- Alteration to Front Elevation:
  Rev A: The existing main front door is to be replaced with a new panelled composite door to provide security and improve thermal efficiency.

- New Window Addition:
  A small additional window is proposed to the front elevation to introduce natural light and ventilation to the internal staircase. Its design and proportions match existing openings, ensuring a discreet and harmonious addition that avoids overlooking or visual intrusion.

- Replacement of Lean-to Roof:
  The existing deteriorated lean-to roof to the rear outrigger will be replaced with a durable EPDM roof membrane and new fascia to improve the property's weatherproofing and longevity.

- Garden Works:
  The rear area, currently overgrown and containing a dilapidated outbuilding, will be rationalised. The outbuilding will be demolished, and a new external stair, raised deck, and garden room will be constructed to improve amenity space and usability of the site.

3. Planning Policy Context

National Policy

- Planning Policy Wales (Edition 12) and TAN 12: Design require development to be of high quality, to respond positively to local context, and to preserve or enhance the historic environment.

Local Policy

- Wrexham Local Development Plan (2013–2028):
  - Policy HE1 – Conservation Areas: Development within or affecting a conservation area must preserve or enhance its character and appearance.
  - Policy PS2 – Sustainable Development and Policy GDP1 – General Requirements for Development require that proposals respect local character, ensure good design, and safeguard residential amenity.

Supplementary Guidance

- SPGN No. 1 – Extensions & Alterations to Dwellings:
  Extensions and alterations should be subordinate, respect the scale and character of the host building, and avoid overdevelopment.

- SPGN No. 2 – Space Around Dwellings:
  Sets out requirements for garden space, separation distances, and protection of amenity.

- Cefn Mawr Conservation Area Character Assessment & Management Plan (2012): Identifies High Street as a core character area, emphasising the importance of traditional materials (local sandstone, slate, and timber joinery), vertical window proportions, and retention of architectural rhythm and detail.

The proposal has been guided by these principles and is consistent with the aim to preserve and enhance the conservation area's character.

4. Design Principles

- Respect for Historic Character:
  The design responds to the local vernacular and retains the original form, proportions, and materials where possible.

- Subtle Modernisation:
  Upgraded materials (such as energy-efficient windows and EPDM roofing) improve sustainability while maintaining the historic appearance.

- Proportion & Detailing:
  New openings and joinery reflect existing patterns and alignments. Stone infill materials are locally sourced to ensure visual continuity.

- Amenity & Functionality:
  The rationalisation of the garden area and removal of unsympathetic structures will improve both visual quality and usability.

5. Impact on the Conservation Area

The proposed works will preserve and enhance the appearance of the High Street frontage by reinstating traditional proportions and using materials sympathetic to the original building.

The removal of the dilapidated outbuilding and sensitive garden improvements will enhance the setting of the property when viewed from neighbouring plots and the rear lane.

The proposal avoids harm to key views, listed buildings, and historic fabric, and accords with the enhancement objectives of the *Cefn Mawr Conservation Area Management Plan*.

6. Access Considerations

The proposal includes the installation of a new external stair and raised deck to improve access between internal and garden levels. These will be designed in accordance with Building Regulations and will not impact neighbouring privacy or accessibility along the High Street.

7. Conclusion

This proposal represents a sympathetic and sustainable restoration of a neglected building within the Cefn Mawr Conservation Area.

It will:

- Repair and enhance a dilapidated cottage using appropriate materials and detailing;
- Remove unsympathetic or redundant structures;
- Improve the living environment and appearance of the site; and
- Contribute positively to the character and vitality of the High Street.

The scheme fully accords with Policy HE1, GDP1, SPGN 1 & 2, and the Cefn Mawr Conservation Area Character Assessment, and complies with national policy objectives in PPW and TAN 12.

Accordingly, the proposal is considered to preserve and enhance the special character of the conservation area and should be supported by Wrexham County Borough Council.