DESIGN & ACCESS STATEMENT

Proposed replacement Domestic Garage at Cefny Farm,
Caer Estyn, Caergwrle,
Wrexham. LL12 9EP



for

Mr D Bryan

April 2026

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1.0 BACKGROUND

The applicants have lived in the property for several years and are well-settled in the local community. They have overhauled the main property and driveway although there remains a dilapidated garage toward the rear right (West) corner of the site.

The existing garage consists of pre-fabricated walls under a shallow mono-pitch roof. It is in poor condition and deemed to have reached the end of its' useful life while its' design jars against both the host dwelling and the adjoining property known as The Granary.

Given the above the applicants seek to replace this structure with a more attractive garage on a similar footprint and location but utilising local materials to include facing stone and natural slate duo-pitch roof. At the same time, it is proposed to incorporate a modest first floor in order to provide a Home Office for both the applicants' businesses.

This D&A Statement is to be considered as part of a proposed application for Planning Permission to be considered by the LA for replacing an unsympathetic garage in poor condition with a more attractive structure to include a Home Office at first floor level.

We therefore now duly submit a Householder Planning Application to Wrexham Borough Council.

2.0 DESIGN PRINICPLES

The host dwelling is attractive farmhouse with masonry walls consisting of both facing brickwork and render under a slate pitched roof.

The adjacent property known as The Granary and its' range of outbuildings are formed in facing stone and once more under a slate roof.

The design incorporates these local features provide a standard-size double garage with stairwell enclosure providing access to the first floor above.

In accordance with good design the eaves and ridge to the garage are purposefully set lower than that a two-storey dwelling with dormer windows provided to the front only to increase natural light and useable internal area without compromising amenity.

The proposed garage is on a very similar footprint to the existing with no windows or roof lights to the rear to maintain privacy between both this and The Granary.

The stairwell enclosure is clad in timber to ensure it remains subservient to the garage area and reduce the visual impact of massing.

The result is a far more attractive structure of no discernible difference to the adjacent properties while providing recognised parking for two vehicles and a Home Office to assist both applicants' businesses.

3.0 OTHER ISSUES

3.1 Flooding and Drainage

The dwelling will continue to be served by the existing adopted drains (foul & surface water).

A review of the National Resources Wales website confirms the site is recorded as '*Very Low Risk'* for any potential flood risk parameters.

3.2 Amenity

The proposed design of the garage remains in the same location and predominantly similar footprint of the existing structure to ensure sufficient amenity space remains between the host dwelling and adjacent The Granary. This complies with standard Planning guidance to include minimum distances between structures and sufficient private amenity space.

4.0 MATERIALITY

PORTMAN SURVEYORS LTD

Material Schedule

Client	Mr D Bryan
Project	Cefny Farm, Caer Estyn, Caergwrle, Wrexham. LL12 9EP
Job No.	A_424
Date	17/02/2026
Status	**PLANNING**

Element	Material	Colour	Supplier & Model*
Pitched Roof	Natural Slate	Grey	n/a
Rainwater Goods	PVC	Black	Brett Martin
Walls	Stone (main Garage)	Buff	n/a
	Timber cladding (Stairs)	Natural	n/a
Windows	Timber	TBC	TBC
External Doors	Timber	TBC	TBC
Ground Floor	Solid concrete	n/a	n/a
First Floor	Timber suspended	n/a	n/a

* where applicable

5.0 ACCESS

Due to the use of the structure as a garage there will be a level threshold to enable parking vehicles with a step up into the stairwell enclosure given the habitable accommodation is at first floor level.

6.0 CONCLUSION

The existing property has an extremely dilapidated shed of no use of architectural merit formed out of pre-fabricated walls and a shallow mono-pitch roof.

It is proposed to replace this on a similar footprint (nominal increase of 8.2% only) in order to provide recognised parking for two vehicles along with a modest Home Office above for their own business use.

The external materials shall be keeping with the local vernacular to include facing stone walls under a roof overlaid with natural slate to match both house and adjacent property.

Given the above this Supporting Statement and associated documents are to be read in conjunction with a Householder Planning Application duly submitted to Wrexham Borough Council.