DESIGN AND ACCESS STATEMENT

Penley Old Hall
Overton Road, Penley
Wrexham
LL13 0LU

Application for Listed Building Consent for the conversion of a downstairs living room to an accessible bedroom with new ensuite bathroom.



28 July 2026

INTRODUCTION, BACKGROUND + CONTEXT

This Design and Access Statement accompanies an application to Wrexham County Borough Council for the adaptation of an existing ground-floor living room at Old Hall, Penley to become an accessible bedroom suite. This will allow for the current owners of the house continue living in their home for their retirement and old age.

Old Hall is a substantial detached Grade II listed dwelling (CADW reference 1696), set back on the north side of the A539. The affected space is an existing ground-floor living room adjoining the previously approved orangery/garden room.

RELEVANT PLANNING HISTORY

2021	MAE P/2021/0541	Single storey rear extension	Approved
2003	P/2003/0524	Demolition and change of use to barns	Approved

PROPOSED WORKS

The proposal converts the existing living room into a bedroom with dressing/reading area and an accessible ensuite. The works comprise:

- New lightweight stud partitions forming an accessible ensuite, suitably sized to allow for wheelchair turning space of approximately 1.5m
- Installation of an accessible shower, WC and wash basin, including ew drainage connecting the sanitary fittings to the existing drainage system;
- The external walls are to receive internal wall insulation using breathable wood-fibre insulation and lime plaster
- Redecoration following completion of the works.

The existing windows, fireplace wall, closet, corridor, hall and adjoining orangery remain unaltered. No extension or change to the roof, fenestration or principal external elevations is proposed.

DESIGN RESPONSE

The design uses an existing large ground-floor room, avoiding an extension, the installation of a lift or alteration to the principal staircase. The ensuite is grouped at one end so that most of the space remains open and the fireplace, beams and windows continue to define its character.

The lightweight partitions are potentially reversible and will be detailed without cutting or chasing visible structural timbers. Breathable wood-fibre insulation with lime plaster provides a compatible improvement to thermal comfort.

The predominantly internal works will not materially change the house's external appearance or neighbouring amenity. They support continued residential use, while compatible insulation improves comfort and respects traditional construction.

ACCESS

Sleeping, washing and WC facilities are provided at ground-floor level. The ensuite includes wheelchair turning space and level-access shower, reducing reliance on the staircase as mobility declines.

Access remains from the adjoining corridor and hall. The external approach, parking and principal entrance are unaltered. No public-access provision is required in this private dwelling; inclusive access is nevertheless the principal reason for the scheme.

CONCLUSION

The modest, restrained adaptation meets a clear accessibility need while concentrating change within one room and retaining the important architectural features and external character of Old Hall.