daccus
architects & construction managers

REDEVELOPMENT CHANGE OF USE APPLICATION AT:

3 High Street,
Hightown,
Wrexham,
Wales,
LL13 8HP

CONSERVATION AREA STATEMENT / DESIGN AND ACCESS STATEMENT

July 24

Planning Issue

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1.0 PROJECT DESCRIPTION

1.1 *Background*

Site

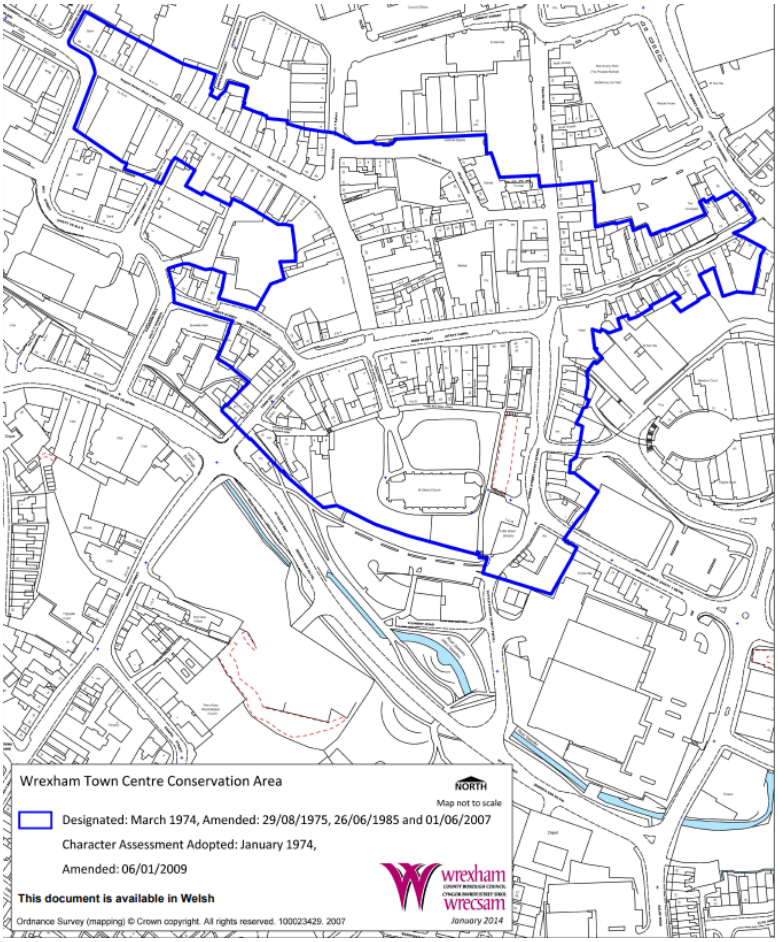
Located on one of the main boulevards through Wrexham, High Street exists in the High Town Area. The site and its limited curtilage are filled by the now vacant Chatwins Bakery building, The site is rectangular in form and fronts the main street. The site is 8.5m wide and 8.4m deep, with a leg returning behind No 4/5 High Street . The site area measures 100SqM on footprint

1.2 Planning context

Planning context

The site sits within the Conservation area and is within a mixed use area and the settlement boundary as defined by the UDP.

Wrexham Town Centre Conservation Area
The Wrexham Town Centre Conservation Area Assessment and Management Plan was adopted by Wrexham County Borough Council as supplementary planning guidance in January 2009.



The Conservation area is considered in relation to the following national planning policy guidance sections:-
Planning Policy Wales Chapter 6: The Historic Environment (2016),
Planning Policy Wales Technical Advice Note 24:
The Historic Environment (2017) and Managing Change in
Conservation Areas in Wales (Cadw, 2017).

The Local Area Development Plan 2013-2028

Wrexham Unitary Development Plan
Policy GDP1: Development Objectives
Policy H4: Subdivision of dwellings
Policy T8: Parking

Local Development Plan 2013-2028
Policy SP16: Historic and Cultural Environment,
Policy SP8: Wrexham Town and Policy
R2: Development within the Wrexham Town Centre Masterplan area
A Strategic Objective of
the emerging Local Development Plan is to 'Regenerate Wrexham Town as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.' This objective will be achieved in part by enhancing the vitality, attractiveness and viability of the Town Centre as a major destination to live, visit and shop. This will be supported by the adopted Wrexham Town Centre Masterplan. The document also supports the strategic wellbeing themes of the Council Plan 2017-2022 in particular supporting a sustainable a bio-diverse environment.

National Planning Policy
Planning Policy Wales 9
Technical Advice Note 12 Design

Supplementary Planning Guidance Notes
5. Houses in Multiple Occupation

We submit that the application satisfies the criteria set out in the following statutory documents and complies.

1.3 Existing property

Existing property

The existing building is a vacant commercial premises and is of traditional (likely) 9 inch solid brick construction with limited cavity, if any. The Facing brick, in Flemish bond, is decoratively adorned with red and dark brick string courses over which canted brick with hooded stone cornice arch heads exist. The windows are predominantly white painted timber arched headed sash units sitting below a dentil projecting cornice line with hidden gutter and steeply pitched slate roofing. The roof with its ridge runs in an east to west orientation.

At ground floor a highly glazed shop frontage is witnessed with a shallow plinth and missing stall riser. The grey painted console and cornice retains the trading name of the previous occupant.

The existing building is set over 3 storeys each separated with cornice lines, brick band course or decorative buff / yellow brick dentil band course.

The site has no trees and is bordered in the north, east and west by neighbouring commercial premises.

1.4 Proposal

Design Strategy

The architectural design / character of the proposed change of use is to form a mixed use scheme, with commercial use at ground floor, and a House of Multiple Occupancy above. There are limited alterations to the fabric of the building and the scheme maintains the scale and mass of the original property.

Proposal

The remodelled property, as proposed, provides three floors of accommodation, ground, First and second behind the retained façade.

Fronting the high street, it is intended to retain a commercial use class at ground floor and this measures circa 65SqM.

The refurbished proposal aside from the ground floor commercial offering, is intended for HMO use. The extents of this use covers a limited access area at ground, fronting High Street, and all floors above.
Commercial / Retail Use
Ground Floor 66SqM GIA

The HMO use measures as follows:-
Ground Floor
First Floor 84 SqM GIA
Second Floor 81 SqM GIA
Third Floor 60 SqM GIA

The internal accommodation as proposed, provides spacious well-proportioned accommodation for modern living.

The accommodation at ground floor comprises: entrance foyer, bin storage, a meter room and sperate commercial office / retail space access

At first floor there is one double bedroom suite with ensuite, Cycle storge, boiler room and generous kitchen living accommodation. At Second floor, accessed via a lobbied staircase there are a further 2 double bedrooms and two single bedrooms. The double bedrooms enjoy dedicated ensuite facilities and the two single beds have use of a substantial bathroom to share between 2 persons. This floor also houses a significant Laundry / storage area for occupants to was and dry clothes as well as store bulky belongings. At third floor, the scheme is designed to house a further 2 double bedrooms and 2 single beds, all of which have ensuite washing facilities.

The facade is retained and where required, refurbished. Internally the modifications are delivered utilising traditional building materials, comprising both timber stud partitions where appropriate and load-bearing masonry.

Openings to all elevations are maintained in the same style as existing with the appropriate opening lights using updated double-glazed thermally broken windows and doors.

At the rear, the two rearward pitches

The internal fit out provides an opportunity to upgrade the buildings thermal and acoustic efficiency enhancing the building to meet current building regulation standards.

It is intended that the bedroom accommodation fronting the main street will receive a suitable secondary glazing system and this will be designed to achieve a minimum of 34dB(A) sound reduction. Allied to this, passive acoustic ventilation will be provided.

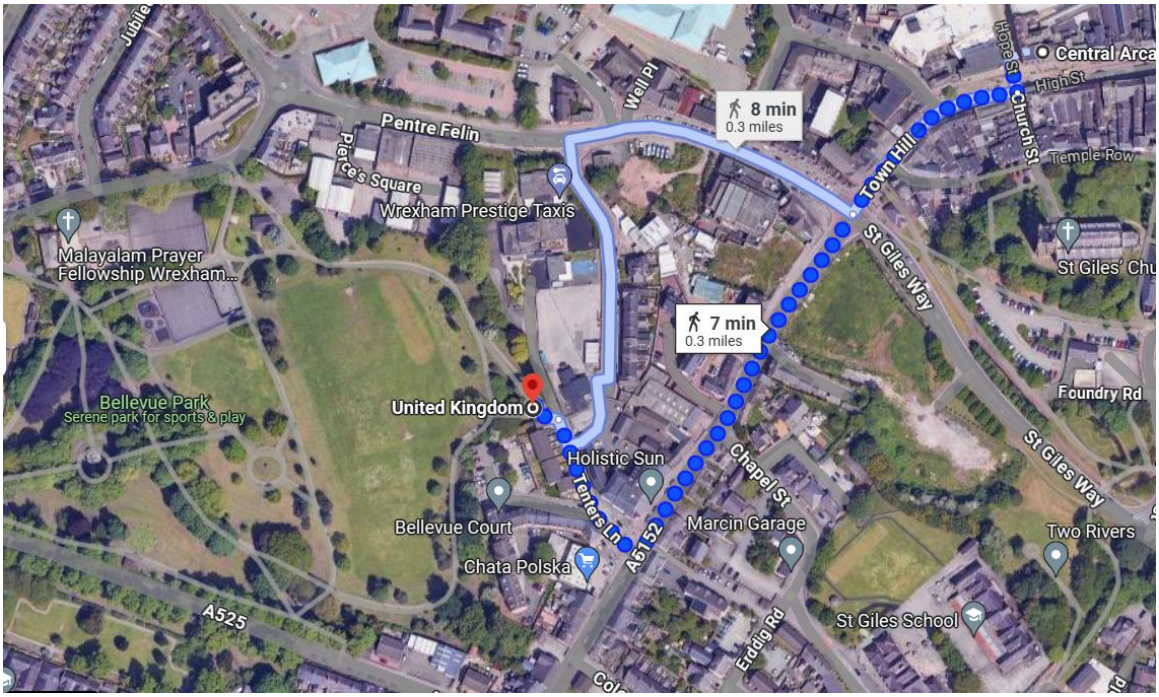
Outbuildings

There are no brick built outbuildings on the site.

Outdoor amenity space.

Due to the nature of the existing building and its location there is no external garden land available for the use of the tenants.

It is noted that public park land is within a 10 minute walk:-



Scale & massing.

The proposal provides two floors of accommodation, ground and first floors, however maintains the street scene and massing of the existing building.

Boundary Treatment.

There are no changes proposed any façade and thus any boundary treatment.

Privacy

It is noted that the parameters of forward and rear facing windows to accommodation have been satisfied whereby they remain unchanged from the existing.

Trees and landscaping

There are no trees on the site.

1.5 Ownership

We are informed that the applicant owns the property in its entirety. Daccus ACM Ltd have indicated the site boundary on the general arrangement drawing submitted and the applicant has confirmed that the title to the property is unencumbered and that there are no restrictive covenants. The applicant has also confirmed that no rights-of-access exist over or through the proposed site

1.6 Existing Site Services

Existing services to the property include electricity, gas, water / drainage and BT. The Client has confirmed that the existing services are to be maintained and enhanced to facilitate the intended occupation.

1.7 Vehicular Activity

Site access

Access to the proposed accommodation will be via the new front doors as proposed.

Car Parking

The site is located within the town centre with both public parking and sustainable transport options available within 150m walking distance.

1.8 Pedestrian

Building access

The access to the accommodation will benefit from level approach via the High Street.
Internally, Level access is afforded throughout the ground floor with stairlift adaptions remaining plausible to the first floor.

1.9 Refuse

Provision for waste management including both recyclable and non-recyclable waste has been made at ground and first floor. Refuse is collected and stored internally (within dedicated refuse / bin storage area accessed from the south west elevation). At the appropriate time, the refuse is moved to the public highway for collection by the Council.

Refuse will be stored in line with the following:-

Number of bedrooms /occupiers	General Waste Bin	Garden Waste Bin	Recycling - plastics and cans	Recycling glass	Recycling paper	Food waste
5	1 x 240 litre	1 x 240 litre	1 x 55 litre box	1 x 40 litre box	1 x 40 litre bag	1 x 23 litre caddy
5 to 10	1 x 240 litre	1 x 240 litre	2 x 55 litre box	2 x 40 litre box	1 x 40 litre bag	2 x 23 litre caddy
More than 10	2 x 240 litre	1 x 240 litre	3 x 55 litre box	3 x 40 litre box	2 x 40 litre bag	3 x 23 litre caddy