August 2024

# DESIGN & ACCESS STATEMENT

**THE COMMERCIAL, COLLEGE STREET, WREXHAM.**

CULLIS ARCHITECTURAL DESIGN

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Ref. PD298

14th August 2024

# DESIGN AND ACCESS STATEMENT FOR THE COMMERCIAL, COLLEGE STREET, WREXHAM.

## *Introduction:*

*This Design and Access Statement accompanies an application for planning consent relating to refurbish the front and side elevations, along with overhauling the roof.*

*The statement sets out full details of the proposed works and highlights the design and accessibility credentials of the scheme*

## *Site Description:*

*The Commercial falls within the conservation area and lies in close proximity to St. Giles Church. The building dates to c. 1820, and was probably purpose-built to be a public house.*

*The building was first recorded as "The Commercial Hotel" in 1841, and replaced an earlier building on the same site, which had been continually occupied by the late 17th century. College Street is considered part of Wrexham's historic medieval core due to it being adjacent to St Giles' Church. College Street is connected to Temple Row.*

*The application site has been subject to a change of use planning application from public house to residential units most recently and received full approval.*

***Amount:***

*The application has already received full planning consent for change of use from a public house to residential units.*

*This application aims to seek approval for refurbishment/maintenance works to the front elevation, side elevations and roof.*

*There will be no increase or reduction of the existing floor space.*

***Layout:***

*The proposal does not seek to alter the existing floor layout or alter any entrances and therefore will not have any affect on the existing layout of the building.*

***Scale:***

*This will not be applicable as the proposal does not seek to alter the existing floor area or add height to the main roof.*

*The building scale will remain as existing.*

***Appearance:***

*The building frontage consists of painted brick with slate roof and is 3 storeys, 3 window range, with entrance to left of centre. 4-panelled doorway in moulded wood architrave with console brackets to entablature, paired windows to its right, and a single window to the left. These were formerly 12-pane sashes, the glazing bars now removed from the lower lights.*

*Round arched passage entry to right. Upper windows are 12-pane sashes with wider 16-pane sash over entrance, and 6 8-pane sashes of less height in upper storey.*

*All windows have painted flat arched stone heads. Plain wood eaves band, and 2 axial stacks in hipped roof.*

*There are two signs showing the former use as a public house which are both attached to the front elevation.*

*The applicant will be retaining all existing features that have any historical interest such as keeping sliding sash windows to the main frontage where possible. This will be achieved by retaining all the original frames and box units, only replacing what timber is essential. This includes all internal framework and mouldings.*

*Existing sashes will be repaired where possible. If refurbishment is not viable then they will be removed and replaced with new hardwood double glazed sashes using heritage approved 12mm units including new weights, pulleys and cords. Install new traditional staff and parting bead with hidden draft proofing by routing out the beads and sash.*
*Paint all windows and sills including primer, base coat and top coat.*
*The colour will be white.*

*The existing main central door will be refurbished, any rot made good and painted in the same colour as existing. The colour highly contrasts with the white painted brickwork which will enable the door and frame to stand out and draw the eye.*

*The stone heads and cills will be repainted in the same sage colour as existing which will subtly highlight the feature.*

*The painted brickwork walls will be adequately prepped and repainted in white to match existing providing good contrast with the roof, windows and doors.*

*The roof will be stripped back to the original timbers, refelted, battened and the original slates will be refitted where possible. Any new slates will match existing. The chimney stacks will be repointed, haunched and will receive new lead flashings where required. The overall look of the stacks will remain intact.*

*The gable end will be repainted in a colour to match existing and any addled/delaminated sections will be made good.*

*The existing modern looking lighting located to the underside of the eaves will be replaced with downlighter fittings more in character with the age of the building.*

*It will provide an attractive enhancement, at night, when viewed form street level.*

*Any redundant electrical cabling will be removed and every effort will be made to hide any new cabling that may be required.*

*In essence, the overall historic appearance of the building will be retained but also improved upon.*

***Access:***

*The application building is located in the town centre and benefits from many varying public bus routes.*

*There is an adjacent parking area and also a large public car park within 50m making access by car straight forward.*

*The site is also easily accessible by foot or bike.*

*The site is also located in close proximity to a wide variety of shops and services facilities.*

***Design:***

*The application relates to the refurbishment/maintenance only. There will no alteration to the design of the front and side elevations.*

***Landscaping****:*

*The application relates to the refurbishment/maintenance of the front and side elevations only. There will no alteration to any landscaping.*

***Conclusion:***

*The proposed will seek to minimise any loss of historic features and to complement the existing through the use of matching materials where new are required and making good/refurbishment where possible.*

*This application seeks planning consent to further improve the quality and aesthetic appeal of the frontage.*