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DESIGN AND ACCESS STATEMENT AND HERTIAGE IMPACT ASESSMENT

The Conversion of No.61 King Street into a House of Multiple Occupancy (Sui Generis)



Client: Passive Properties LTD
Design team: HDS Architectural Services LTD

1. Introduction

This statement is provided in support of a planning permission and listed building consent application for the conversion of 61 King Street, Wrexham from three floors of office space into one office unit and two floors residential use as a house of multiple occupancy.

To be read in conjunction with drawing No's and details;

- KS/PD/01-As Existing Floor Plans
- KS/PD/02-As Existing Elevations
- KS/PD/03-Proposed Floor plans
- KS/PD/04-Proposed Elevations
- KS/PD/05-Site Location Plan

The property is part of a terrace of 7 shops with accommodation over, purpose built and forming part of the original development of King Street. The building is grade ii listed, King Street is said to have been the first residential street formally laid out in Wrexham and had been established by 1828.

2. Proposed development

The proposed site is situated within a mixed-use area in Wrexham town centre. The building to be redeveloped is currently empty, its last use was by an accountancy firm offering professional services. The change of use involves retaining the ground floor as an office and converting their remaining space on the upper floors into residential, which would be used as a house of multiple occupancy. Numerous shops, restaurants and public spaces are within close walking distance with amenities to suit the proposals already existing or being developed nearby. The proposed development positively utilises a vacant space within an already established area, making use of a redundant building within the city and providing much needed housing.

3. Site assessment



Fig. 1 – Location of Existing Site

The site lies in the centre of the City of Wrexham, on the North side of Kings Street. The front of the building faces onto the Trinity Presbyterian Church of Wales.

The building is a 3-storey property plus basement. All the floors have been set out for use as office space with a shared kitchen space and W/C's on the first and second floor respectively.

The city has good transport links into Shropshire, Cheshire and North Wales, with the nearest other city being Chester which is approximately 13 miles to the North. The proposed development is located close to all main public transport routes to the city centre, with the main bus station 50m's away and the train station 400m's to the North/West. The proposal is within walking distance of shops, parks and other community facilities.

Fig. 2 – Front Elevation



4.Amount of Development

A total of No.6 x bedrooms is proposed, 4 double bedrooms and 2 single bedroom, to enable a total occupancy of 10 people. The rooms are sized to meet the minimum requirements for rooms without a separate shared living area as defined in the Wrexham County Borough Council prescribed standards for licensed houses of multiple occupation 2022. The only proposed new exterior construction will be for a small glass canopy over the rear entrance door, which will match the adjacent property and the siteing of a small bicycle storage box within the rear curtilage of the property.

The ground floor will be subdivided off, so that the office space can operate independently of the house with a small section of the rear of the building being converted into a shared kitchen for the residential occupants. The layout will provide much needed housing in a prime city centre location, making use of vacant upper floor space whilst still allowing for the ground floor to be used for business / retail uses.

It is generally accepted that town centre locations are appropriate locations for HMO'S due to the nature of the built environment and the overall density of development, making the best use of land and resources. The property comprises a large three storey building, which is easily capable of accommodating the proposed new use.

5.Form, scale and appearance

The buildings design and existing use layout lends itself nicely to the intended proposed new use. The ground floor office space and frontage will remain with minimal internal organization required to maximize the area. The existing drainage is all to the rear of the building so it will be possible to plumb the new kitchens and wash facilities with minimal impact on the neighbours or the structure of the building.

The layout for each room has been orientated so that all habitable rooms would have the benefit of an external window and natural light, utilizing all of the existing structural openings with no new openings requiring to be made.

The scale of the development remains consistent with the original building. Few changes are proposed to the exterior of the building, other than for example, a reconfiguration of the rear external pipework, a small glass porch canopy and the construction of a shared bicycle store on the side elevation at the rear of the building.

6.Access

As the building is existing and listed it will not always be possible to make the building fully accessible.

The property has the benefit of 2 parking spaces at the rear of the building, on King Streets there is short stay parking. The site is situated in a town centre location close to main facilities and services, and close to good public transport links.

The building is currently planning class A2 financial & professional services, and would require a parking allowance of 9 car spaces and 1 cycle space based on No1 car space per 20m2 and No1 cycle per 200m2 of gross floor space under local planning guidance note 16. The proposed change of use for the upper part of the building to Sui Generis class (houses in multiple occupation) would change the parking requirements under the parking guidance to 4 car spaces and 3 cycle spaces for the HMO and 2 car spaces and 1 cycle space for the office. This means that the new resulting requirement of 6 car spaces would be lower than the current requirement of 9 and therefore does not result in significant new parking.

Wrexham County Borough Council does not have minimum parking standards and Local Planning Guidance Note 16 Parking Standards states that for changes of use of existing buildings / sites, proposals will be judged on their own merits. Given the highly sustainable and central location of the site, it is considered appropriate that no additional on-site parking is provided as outlined above. In addition to this, there are existing traffic regulation orders in place in this area which will mean that there will be little risk of on-street parking issues arising.

Each floor is plumbed with provision for foul waste into the mains sewerage system. Any waste or phosphates generated by the proposed flats would be equivalent to the amount that would be generated by the occupants of the office space if they were operating at full capacity under their current permitted planning usage. A storage area for bins and recycling will be provided within the curtilage of the property.

7.Hertiage impact assessment

Designated grade ii in 1951, No.61 is part of a terrace of 7 shops / offices on King Street and comprises of a three-floor office / professional services commercial building. The building is not situated within any of the city's conservation zones but is close too other listed buildings in the area. To the North are Numbers 26 & 28, Grosvenor Road, to the South is the Trinity Presbyterian Church of Wales which also has a separate listing for its gates and boundary walls.



Fig. 3 – Cadu listed building Plan Extract

The terrace forms part of the original development of King Street, which is said to have been the first formally laid out street in the city.

Architecturally the building has been constructed from brick with slate roofs. The main elevation which faces onto King Street splits the terraces up into 3 3-window ranges, which are divided by a narrow-recessed bay with an access door to a passage entry between the dwellings. The upper floors all feature a mixture of 4, 6, 8 and 12 pane sash windows, the lower floors each feature 3 segmental arches, which house either large glazed windows or paired doorways to the separate shops / offices. At the ground storey level, the terraces feature either brickwork or rendered finish. The recessed bays all feature a rendered finish. Featured either side of the entrance doorway between the brick arches, is a cast iron medallion.



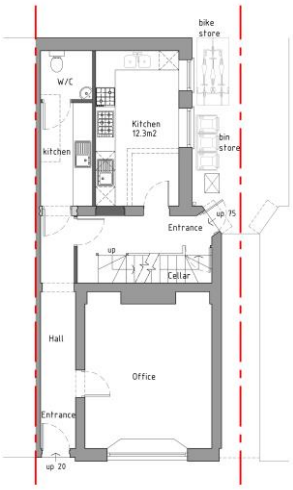
Fig. 4 – Front elevation

The rear elevation is brickwork only with no render, windows are all sash type with varying numbers of panes. The listing makes no mention of any of the interior of the building. The rooms are fitted out with basic skirting board and architrave and very little in the way of decorative features. The stairs have basic square posts and rails which have been stained or painted at different times of the building's occupation.

The changes to be made as part of the proposed conversion works include;

<u>Ground floor</u>

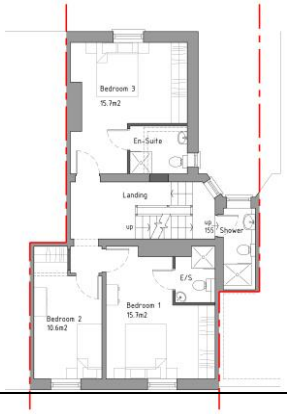
Alterations to the staircase, the demolition of the W/C walls and the removal of the redundant chimney breast. The chimney has already been removed at the roof level and there is no fireplace in the room, so the removal of the breast will have minimal impact. In order to subdivide the office / residential rooms and so that a protected staircase can be created, it is proposed to alter the bottom three runs of the stairs and to change them to winders. This makes it possible to enclose the area whilst still keeping the escape route free from obstructions.



As can be seen in fig.5, the banister detailing is very basic so it would be a simple job to extend the existing runs and balustrade.

<u>First floor</u>

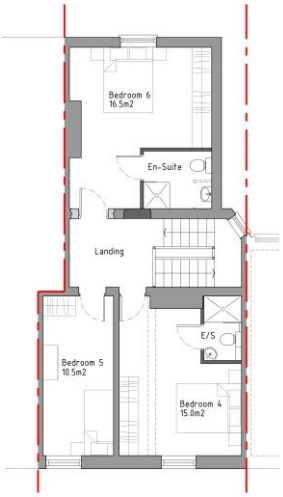
There would be minor changes made to the first floor. These would include blocking off the door to the store cupboard and bringing the space into bedroom 2 to ensure that the minimal size requirements could be met. The demolition of the W/C wall so that it can be changed into an en-suite for bedroom 3.



Changing the kitchen into a shared shower and W/C. This would require some additional external soil and vent pipes to be installed.

Second floor

Blocking up the existing doorway and creating a new opening for Bedroom 6, done so that an En-suite may be installed. New stud walls will be erected to create an En-Suite for bedroom 4. All doors on the protected stairwell would need to be upgraded to fire doors, a fire sprinkler system will also need to be installed.



External changes

The rear door into the property would become the main door for the residential rooms. A new canopy similar to the one on the adjacent property is proposed so that the occupants would be sheltered when entering and leaving the building.



Fig. 5 – Existing Balustrade

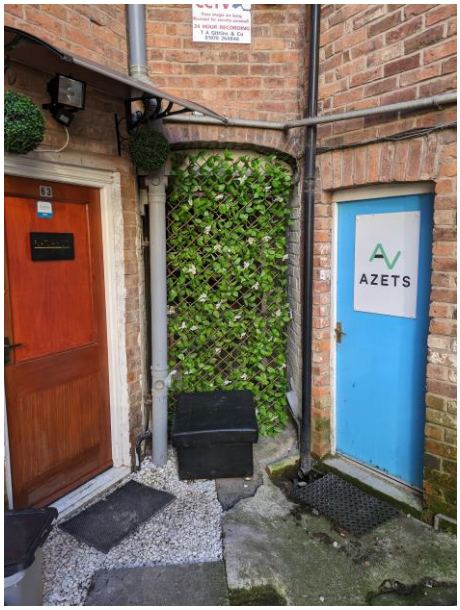


Fig. 6 – Rear door and neighbour's canopy

8.Conclusion

To conclude, the application seeks planning permission for the conversion of a disused town centre office into a building of multiple occupancy. The proposal provides a new use for a listed buildings which will help to ensure that they are maintained and preserved for future generations. It is considered that the proposals are sympathetic to the setting, will be considered to have a minimal impact on the surroundings and are appropriate in planning terms.