926/AS
Access Statement

Site Address: 29 Chester Street Wrexham LL13 8BG

Date: December 2024

Applicants Details
Name: Mr William Baines
Address: as above

Agents Details
Name: CB Architectural Design
Address: 41 Foster Road,
Wrexham.
Post Code: LL11 2LT

Tel: 07833029535
Email: info@cbarchitecturaldesign.co.uk

Description of Development/General:

The proposal is for the removal of three internal partitions over three floors.

1) Appraisal of the context of the proposed development

a) Introduction

This Access Statement should be read in support of the planning application.

The statement should be read giving full regard to the applications' documentation including the drawings.

b) Physical context

The application site is located within the conservation area of Wrexham and is Grade II Listed.

2. CHARACTER AND SCALE

- *Appearance*

Flemish bond brickwork with slate roof. 3 storeys, 2 window range with entrance to left. Panelled door with radial fanlight recessed in segmental headed archway with pedimented hood carried on brackets. Tripartite sash window with flanking side lights to lower floor, all with painted stone rusticated voussoir heads. Similar heads to 12-pane sash windows of first floor, and lower sash windows to attic storey. Plain wood eaves cornice and end wall stacks.
Forms part of a group with Nos 23, 24-25, 26, 27 and 28 Chester Street, the whole representing a surviving C19 street scape now rare in Wrexham.
Built as a house c1830, but possibly intended to house office accommodation from the outset, and now used as offices.

- *Access*

Stepped access from Chester Street into an internal lobby accessing ground floor Opticians and Staircase up to first & second floor offices.

3. SUMMARY

This statement has identified that all Access matters have been fully considered at the design stage and that the scheme presented offers a sustainable form of development that compliments its surroundings and a form of development that will be accessible by all its users.

For the reasons set out above it is therefore concluded that the proposed development can be supported.