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Planning Statement



Statement prepared for:

Proposed conversion of first and second floor apartment to produce 3 no 1 bedroomed apartments.
1A Kingsmills Road, Wrexham, LL13 8NH.

1.0 Brief

1.1 This planning statement was produced by Blueprint Architectural Services on behalf of Wrexham Properties Ltd, owner and proprietor of the apartment.

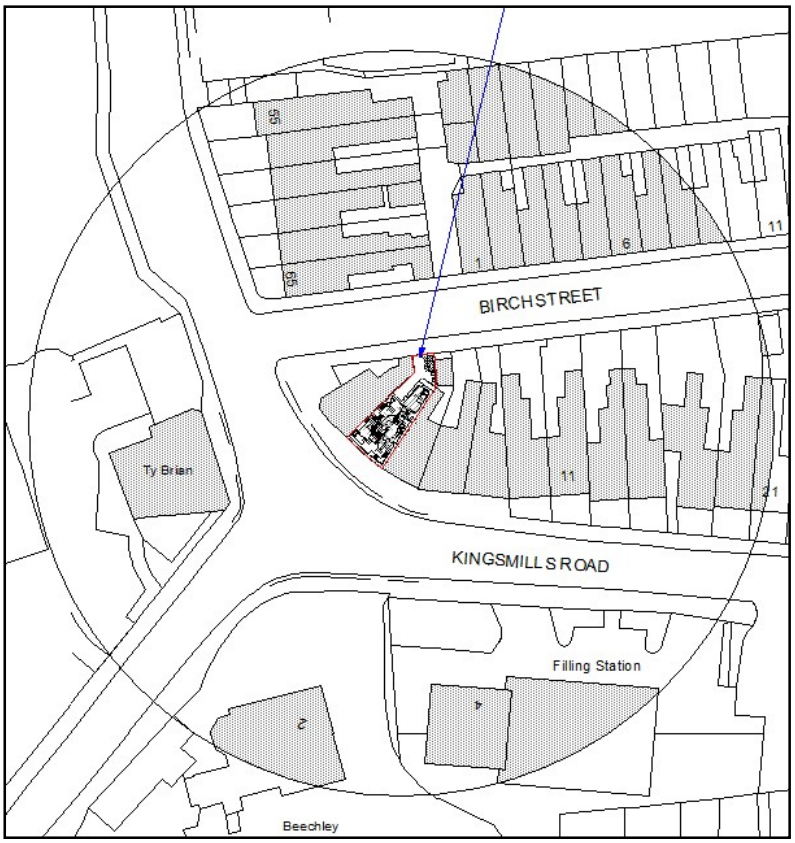
1.2 The existing 3 bedroomed apartment isn't currently lettable or usable space, local knowledge and information received by the owner suggests 1 bedroom/studio apartments are required to house occupants within the county.

1.3 This application is subsequent to a planning enquiry which concluded that the proposal in principle is considered acceptable.

2. Access including movement to and from the site.

2.1 The property is located on the corner of Kingsmills Road, which is just on the outskirts of the City centre. The unit is located within a nucleus of other residential/commercial units accessed off Kingsmills Road and Birch Street.

2.2 As concluded in the planning enquiry, the proposal does not include parking provision however, this is no different to the existing situation and the site is located close to the Wrexham City centre and is deemed a sustainable location. The site also has capacity for Cycle storage in the rear yard to promote members to travel by bicycle rather than car.



1. Site Plan

2.3 With the city centre a few minutes' walk from the site, travelling on foot is not a problem.

2.4 Potential occupants that do not have access to a private vehicle are not detrimentally affected as the site is easily accessible by the excellent public transport provided to the city centre to the main bus stop located on King Street, many destinations are available such as Llangollen, Oswestry, Chester & Mold.



2. Wrexham General Station

2.5 There are 2 train stations present in Wrexham, Wrexham General and Wrexham Central only a few minutes' walk from each other this public transport service provides direct links from Wrexham to Chester, Shrewsbury, Cardiff, Holyhead and Bidston. As the railway network is national, City's such as Manchester, London, Liverpool are accessible with one or 2 changes at stations such as Shrewsbury, Chester and Crewe.

2.6 The rear yard of the apartment will act as a shared cycle and bin store for the proposed apartments.

3.0 Economic Context

3.1 The conversion to three studio apartments from a three bedroom apartment is far more economic and provides separate living accommodation making most of the space.

3.2 Furthermore, the proposed studios would aid in satisfying demand for one bedroom studio apartments and housing people that require accommodation within the county.

3.3 There is no reason to believe the proposal would cause any additional strain on the existing services in the area with the number of bedrooms in the building remaining the same.

4.0 Appearance

4.1 The appearance of the building will remain the same aside from a window dormer at second floor level at the rear of the property, to provide light into the second floor bedroom.

4.2 The proposed dormer was deemed acceptable in the planning enquiry and it is not considered to be of significant impact to neighbouring amenity.

5.0 Conclusion

5.1 As documented the application has been submitted to obtain full planning permission for the proposed conversion of a three-bedroom apartment to three separate apartment studios, following a successful planning enquiry which deemed the proposal acceptable in principle.

5.2 We feel there is no justifiable reason for refusal and have taken the necessary steps to ensure that there is minimal impact on the existing area.

5.3 The proposal would help satisfy the demand for accommodation within Wrexham, by making good use of the space within the existing building.

Prepared by:

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On behalf of
Blueprint Architectural Services