DESIGN AND ACCESS STATEMENT

APPLICATION

Type of Application
Full Planning

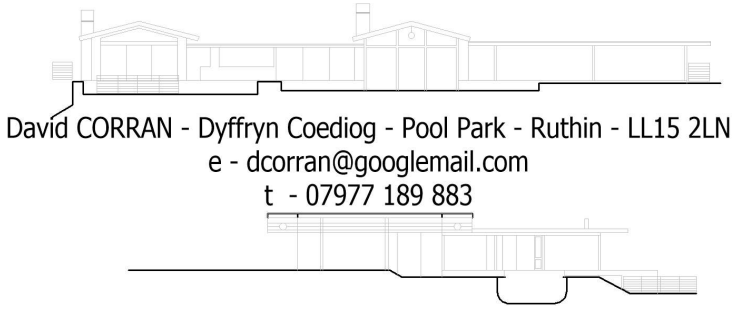
Location of Proposed Development
20 21 Hope Street, Wrexham, LL11 1BG

Description of Proposed Development
Conversion of upper floor of commercial unit into 5no. 2 bedroom flats

Date of Preparation
28/01/2025

Date of Any Amendments
N/A

Applicant
JR Margo
Agent
David Corran



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1.00 INTRODUCTION

This Design and Access statement has been produced on behalf of the Applicant, JR Margo to support a Full Planning application for the proposed development of the disused upper floor space of the property, to provide 5 No. Residential units in self contained flat formation.

This document is to be read in conjunction with drawings prepared by the Agent, David Corran, which accompany this application submitted to Wrexham Council.

This statement has been prepared in accordance with the requirements set out in Design Commission for Wales' guidance document, 2017 'Guidance on Changes and Development Control System with regard to Design and Access Statements'. This statement also follows guidance on preparing Design and Access Statements issued by CABE (Design and Access Statements – How to write, read and use them, 2006).

This statement is structured based on the requirements to cover key topics and demonstrate the design process that has been followed as set out in Planning Policy Wales (PPW) and Technical Advice Note 12: Design (TAN 12) & Guidance on Information Requirements and Validation', notably 'Appraising the context (paragraph 45)'.

The design process is reflected in the chapter headings and topics covered within them; assessment,
Involvement, Evolution and design. This statement within 'Design' explains the principles and concepts that have been applied to the following aspects of the development; namely;

i) Amount
ii) Layout
iii) Scale
iv) Landscaping
v) Appearance

In addition to these requirements, there is also a section covering the development standards which deals with sustainable development – and what specific measures are proposed to achieve this with regard to climate change. This is required by 'Guidance on Information Requirements and Validation'

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2.0 POLICY BACKGROUND

National Policy

This proposal has been guided by, and as such is supported by, Planning Policy Wales (PPW) and the Wrexham Unitary Development Plan (UDP) as demonstrated below with the intention to seek a design that protects the environment and promotes sustainable growth.

Planning Law requires that applications for Planning Permission must be determined in accordance with the decision-making framework set out in the planning act 2008; these have to be considered a material consideration in decisions on Planning Applications.

Reference to Guidance from Planning Policy Wales (PPW) first published in 2002 and most recently revised in December 2018 (PPW10) as this document contains current land use planning policy for Wales. PPW has been referenced as it provides the policy framework for the effective preparation of local planning authorities' development plans. This is supplemented by Local Planning Guidance Note 3. PPW, the LPGN and the circulars being material considerations in determining planning decisions on individual applications have been carefully considered here.

Local Planning Policy

At a local level, the Unitary Development Plan (UDP) 1996 - 2011 was first adopted by Wrexham County Borough Council on the 14th February 2005. The Plan covers the administrative area of the Wrexham County Borough Council and is relevant to this application until further guidance on any new plan implementation is prepared.

This section of our statement sets out the order of planning policy that is considered relevant to the determination of this application; they are examined separately in detail by assessing and interpreting the merits of our proposals against them, with a view to demonstrating the case in support of the proposed scheme. As the legal test for all planning decisions is to determine the application in accordance with the statutory development plan (unless material considerations indicate otherwise), we have reviewed the key principles of PPW and the Local Development Plan, and feel there is no conflict with policies saved under these documents.

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3.00 DESIGN PRINCIPLES AND CONCEPT

.”

They add: “.”

“The scale of the development remains consistent with the original building as the only new external construction will be the entrance porches and the shared bike / bin storage areas.”

Access to the flats would be provided via the existing front and rear points.

”

The applicant adds: “To conclude, the application seeks planning permission for the conversion of disused shop and office space into much required dwelling space.

“It has been designed to be constructed in materials that compliments the existing site, in order to integrate with the development visually and with the existing surroundings.

“It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.”

3.01 Use

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This application seeks permission to create 5 No. self contained dwellings to satisfy local need for high quality Town Centre accommodation. The proposed use positively utilises a vacant space within an already established area, making use of a derelict building within the relatively newly granted city.

3.02 Amount

This proposal is for the conversion of empty disused space above a retail unit into 5 No. 2b/3and 4p dwellings

3.03 Layout

The proposals do not seek to maximise development potential but instead create high quality accommodation fit for the future. The internal arrangement of each flat allows for all habitable rooms to have the benefit of an external window with a view and lots of natural light.

Access to the new flats will be via the high street following the alteration of the existing shop frontage to create a safe and welcoming entrance. Refuse and bicycle storage is to the rear of the property.

in addition to the upper floor vacant space being brought back into use the rear of the commercial unit current unused will be brought back into use as a separate commercial unit available to let in a highly sought after location bringing further business into the town.

3.04 Scale

The scale of the building remains unchanged as there are no new additions to the building proposed save as for the new shop frontage and the addition of a window on the side elevation which is unseen from the high street.

3.05 Landscaping

Due to the sustainable location on site parking provision is deemed unnecessary as the site is directly in the town centre with public transport links, shops, a primary school and various bars and restaurants, all readily available which will remove residents reliance on cars for day to day tasks.

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3.06 Appearance

Materials to be used have been selected to by sympathetic to the current form and appearance of the building, in fact the only material alteration is to bring the shop front design to be more of a traditional appearance to reflect the conservation area status of the locality.

Materials

Roof	Existing Welsh slate overhauled and made good
Rainwater Goods	Cast iron made good and repainted black
Windows	Sympathetic refurbishment of the existing timber sliding sash units to the front façade with secondary glazing units installed internally to allow a highly energy efficient product to be created and where unseen at the rear a highly efficient modern PVCu double glazed PAS24 rated window will be specified to replace the failing single glazed timber units
Walls (front facade)	The current painted masonry will be redecorated
Walls (side and rear)	The current masonry faces will remain un touched
Shop Frontage	Formation of historic details to the shop front in high quality sustainable timber with hidden roller shutter units to reflect the need for shop front glazing protection.

4.00 ACCESS

The Site is in a Town Centre location.

Car parking provision not provided yet given the sits location and plentiful public transport links it is hoped that this development will discourage reliance on cars and demonstrate that Town Centre living has a greater level of sustainability than out of town developments.

4.01 External Access and Transport

The Site is in a very sustainable location and is within close proximity to the town centre, public transport links, shops, a primary school and various bars and restaurants, which will all lessen the developments reliance on cars.

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4.02 Inclusive Access

The front entrance to the dwelling is located directly off a main shopping high street however as all of the residential accommodation is at upper floor level new accessible shop entrance and facilities will be the only elements that afford fully inclusive access.

In accordance with current AD_M, of the Building Regulations, external door openings to have low level thresholds to benefit both wheelchair visitors and residents.

5.00 ENERGY

5.01 Design

The Scheme will exceed the standards set out in the current Building Regulation Approved Documents with a target of C rating on Energy Performance Certificate upon completion.

5.02 Carbon Emissions

Recommendations for suitable development within the NPPF, which calls for a reduction in the use of energy within homes in a variety of ways – including reduction in energy consumption with higher than current Building Regulation targets for thermal efficiency levels. It states that attaining these standards should receive a favourable reception with both committee and planning officers.

The proposals seek to maximise the reduction of energy consumption due to the applicants own wish to include insulation levels in excess of even modern stringent Building Regulations targets to ensure a high quality product is created.

5.03 Water

Specification of water saving devices such as dual flush WC's and electric showers will help reduce water consumption within each dwelling. Details will be provided to promote purchase of 'A' rated appliances / white goods in support of minimising internal water consumption.

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Water use calculations required for Building Regulations confirm that the proposed development meets current guidelines for efficient use of water within a new dwelling.

6.00 GREEN INFRASTRUCTURE STATEMENT

Due to the existing urban context and heritage status of this site, many aspects of green infrastructure do not apply to these proposals.

7.00 BIO DIVERSITY NET GAIN

Due to the lack of any form of current bio diversity on site and the intention to work entirely within the existing premises it is considered a Bio Diversity Net Gain calculation is irrelevant and inappropriate to purchase in these circumstances, having said that though, there is a focus on net biodiversity gains in the proposals. High level bat and bird boxes are proposed on the rear elevation. This is intended to enhance the local biodiversity as there is currently no provision for this on site, so this enhances the situation on site.

These are intended to provide a suitable habitat in which local birds and bats can exist, allowing local wildlife to adapt to living in this urban context.

The biodiversity proposals have been developed in accordance with Wrexham Local Planning guidance Note No.32, Biodiversity and Development.

8.00 HERITAGE IMPACT ASSESSMENT

The site lies within within the Wrexham Town Centre Conservation Area which includes the main historic and commercial high streets of the town centre where the Parish of St Giles in the main focal point.

The Wrexham Town Centre Conservation Area Character Assessment and Management Plan states;

'...an important feature of the town is its pedestrian permeability

created by the important links which, are formed between the main

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streets by the narrow alleyways and arcades, such as Bank Street,

Temple Row, Central Arcade and Overton Arcade. Bank Street and

Central Arcade, in particular are bustling with small independent shops

which bring much character and charm to the town centre.'

'Ornamentation and decoration are evident throughout the

Conservation Area and make a significant contribution to its character.

In particular terracotta mouldings, iron balustrades, decorative

corbelling and wrought iron sign brackets, play a significant role in

contributing to the visual quality of the Conservation Area.'

The proposed changes to the exterior of the building are minimal with the only visual change being apparent the creation of a historic style

shop frontage aimed at strengthening the quality and appearance of this high street and setting an example for other commercial Landlords to follow on Hope Street.

The current frontage is a modern adaptation of shop frontages with very unsympathetic advertising space and lack of regard for the conservation area status, the frontage does retain smaller display window sections with these being the glazing section split into 2 rather than 1 larger pane. The Wrexham Town Heritage Initiative aims to reinstate historic shop frontages along its high streets to allow for cohesion and high quality shop fronts in the town centre. It is hoped that this new shop frontage will set an example to other commercial Landlords in Hope Street to follow suit and bolster the Conservation area status.

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9.00 CONCLUSION

It is hoped that these proposals for commercial and residential units will support Wrexham Town centre in its journey back to being full of vibrant streets and a place desirable to live.

National and Local Policy have been considered in the development of this proposal. In our experience, we believe the proposals fulfil Planning Policy and satisfy local targets. It is hoped, the proposals should therefore find favour with both Planning Officers and Elected Members of the Committee.

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