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DESIGN AND ACCESS STATEMENT INCLUDING A HERTIAGE IMPACT ASSESMENT

The Change of use of No.67 King Street from Class D1(Education) into Class Sui Generis (House in Multiple Occupation (HMO))-9 Tenants



Client: True Estates 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 change of use for 67 King Street, Wrexham from D1 (Education) into Sui Generis (House of Multiple Occupation).

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

- KS/PD/01-As Existing Ground Floor Plan
- KS/PD/02-As Existing First Floor Plan
- KS/PD/03-As Existing Second Floor Plan
- KS/PD/04-As Existing Front Elevation
- KS/PD/05-As Existing Rear Elevation
- KS/PD/06-As Existing Basement and Side-01 Elevation
- KS/PD/07-Proposed Ground Floor Plan
- KS/PD/08- Proposed First Floor Plan
- KS/PD/09- Proposed Second Floor Plan
- KS/PD/10- Proposed Front Elevation
- KS/PD/11- Proposed Rear Elevation
- KS/PD/12- Proposed Basement and Side-01 Elevation
- KS/PD/13-Site Location and Site Plans

The property is part of a terrace of 7 shops and businesses 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 vacant, its last use was by an education and children's services building, offering support to young people with autistic spectrum disorders. The building has been out of use for approximately two years.

The proposed change of use involves changing the building into a house of multiple occupancy, providing 9 single rooms for up to 9 people only. The accommodation provided will be finished to a high standard with all rooms far exceeding the minimum size requirements and each having the benefit of a private En-suite.

The applicant has an established portfolio of luxury HMO conversions. The company's ethos is to provide high quality sustainable properties aimed at local professional people. The buildings occupancy would be professionally managed, ensuring that there are no noise or behavioural issues from the residents.

The building is in a highly sustainable city centre location, with numerous shops, restaurants and public spaces within close walking distance. There are many amenities to suit the proposals already existing nearby. The proposed development positively utilises a vacant space within an already established area, making use of a

redundant historic building within the city, providing much needed housing and ensuring the building is maintained for future generations.

3. Site assessment

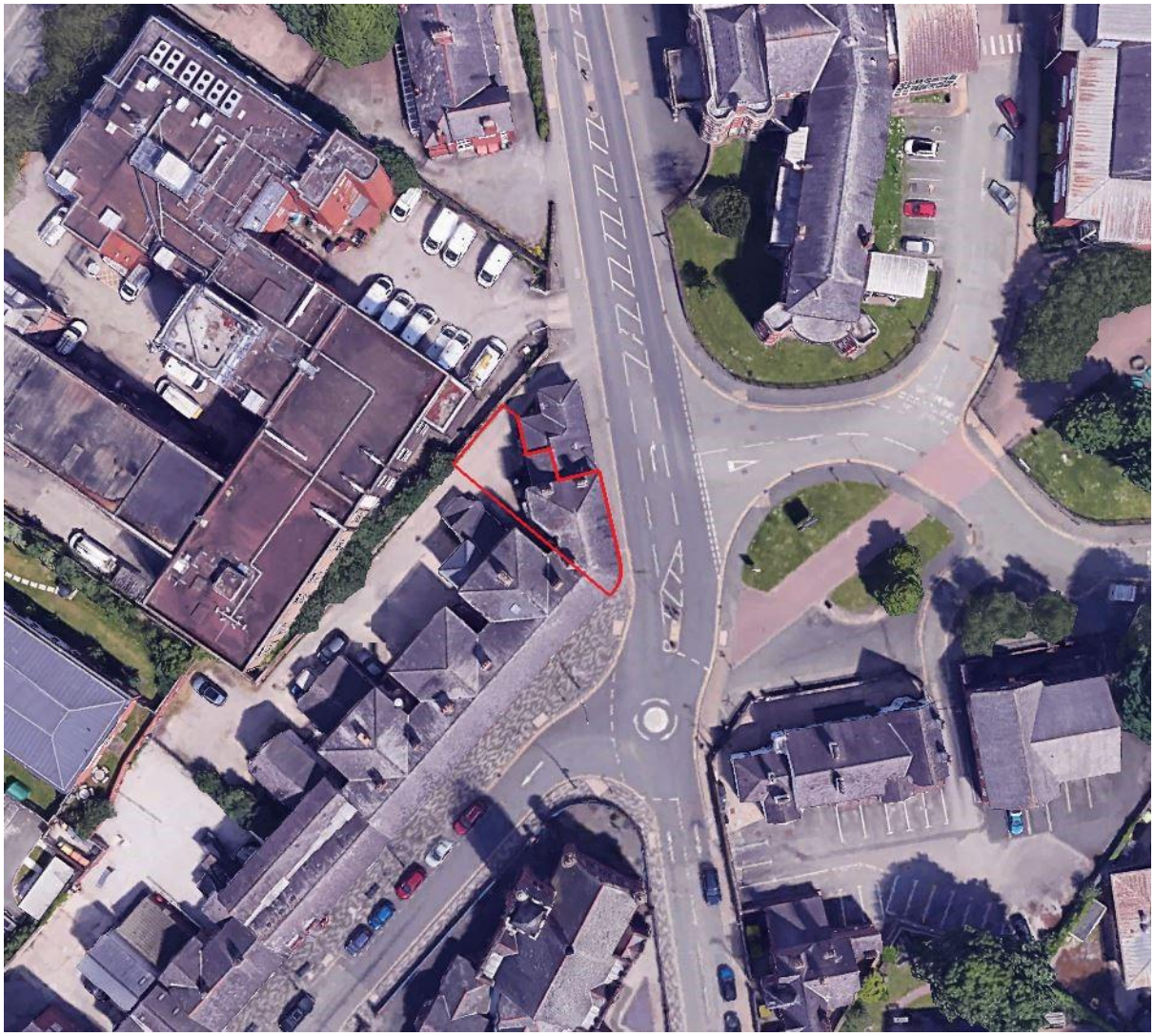


Fig. 1 – Location of Existing Site

The site lies in the centre of the City of Wrexham, spanning the intersection between King Street and Rhosddu Road. The rear of the property is accessed via Rhosddu Road using a shared access. Within the site boundary, there is a single car parking space and a small fenced off amenity area.

The building is a 3-storey property plus basement. All the floors have been set out for use as office space with shared kitchen spaces 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.

4.Amount of Development

A total of No.9 x single bedrooms for 9 people is being proposed. The rooms are sized to exceed 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. There is a fenced amenity area within the curtilage of the property to the rear. This will be retained for the storage of bins, bicycles and recycling boxes. No external changes are proposed as part of the scheme.

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



Fig. 2 – Street side Elevation

The buildings listing describes itself as;

"Brick with slate roof. 3 storeys. Elevation to King Street is articulated as 3 3-window ranges divided by narrow recessed rendered bays each with 6-panelled door giving access to passage entry, and 8-pane sash window above. Each of the main blocks between these recessed bays has 3 segmental arches to ground floor with tripartite

sash windows (some renewed) in outer arches and paired doorways (originally with 6-panelled doors but many now renewed) in inner arch. Cast iron medallions to either side of doorways. Upper windows are 12-pane sashes with flat arched gauged brick heads (6-pane windows to attic storey). Curved corner to Rhosddu Road with segmental arch to ground floor over 12- pane sash window, then 2-window range return, with renewed entrance. Axial stacks set towards rear. Adjoining the terrace to the right on the Rhosddu Road elevation, a former coach house is now also used as offices. Inserted lower windows (the relieving arches of the earlier openings still visible above) and stone dressed oculi above." No features from the building's interior are mentioned in the listing.

5. 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 1 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 D1 Education, and would require a parking allowance of 12 car spaces and 1 cycle space based on No.2 cars plus No1 car space per 25m2 and No1 cycle per 250m2 of gross floor space under local planning guidance note 16. The proposed change of use to HMO would change the parking requirements under the parking guidance to 6 car spaces and 5 cycle spaces. This means that the new resulting requirement for car spaces would be lower than the current requirement 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 rooms 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

6. Hertage Impact assessment

Designated grade ii in 1951, No.67 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



Fig. 4 – 67 King Street Circa 1951

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. As can be seen in Fig.4 the street scene has already undergone significant changes in the last 75 years. Boundary walls, railings and porches have been removed to make way for pedestrian walkways and vehicles.

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. The upper floors all feature a mixture of 6, 9, 12, and 20 pane sash windows, the lower floor features a segmental arch, which houses a large glazed window. At the ground storey level, the walls are brickwork with a recessed bay finished with render.



Fig. 5 – 67 King Street Rear View

The rear elevation is also mixed brickwork with a full height panel render on one of the walls. 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;

Ground floor

This floor will provide 3 of the 9 bedrooms and the shared kitchen space. The existing bathroom will be split to create an En-Suite to Bedroom -01 and a shared

ground floor toilet. The dividing wall between rooms 02 & 03 will be removed to facilitate the new room arrangements and to grant access into the shared kitchen.

First floor

This floor will provide 3 more bedrooms. The First-floor Bathroom will be split into two separate rooms again to create an En-suite for Bedroom -04 and a Plant room for services. New openings and adjustments to the existing openings in the dividing walls will be required

Second floor

This Floor will require two new structural openings and new stud walls to achieve the required 3 bedrooms

External changes

No external changes are proposed. As part of the conversion works the client will carry out any maintenance that is required to the property. This includes; repairing the render on the front elevation, painting and renovating the existing windows where they are damaged, repairing the front down pipes where they are leaking, causing damp to enter the property.

8. Conclusion

To conclude, the application seeks planning permission for the conversion of a disused town centre educational building into a house of multiple occupancy. The proposal will help local businesses by providing much needed accommodation for young professionals. The scheme provides a new use for a listed buildings which will help to ensure that it is 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.