DESIGN, ACCESS AND HERITAGE STATEMENT:

Site address: 96 Erddig Road, Wrexham.

Proposal: Change of use of C3 unit to C4 (HMO) Use.

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PLANNING & ARCHITECTURE







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Introduction

1.1. En-This Design, Access, and Heritage Statement has been prepared to accompany a Planning Application for the change of use of 96 Erddig Road from a 5-bedroom C3 Residential unit to a six bedroom HMO (C4) use.

We believe that the information set out hereunder identifies the heritage asset and how the proposed scheme will not impact on the character and setting of the Fairy Road Conservation Area.

Site and Surroundings

1.3 The The application site is a 19thn Century mid terrace property and is located in the Fairy Conservation Area in south Wrexham. The Fairy Road Conservation Area is situated approximately one mile to the south of Wrexham Town Centre and almost adjoins the Salisbury Park Conservation Area situated to the north. The Fairy Road area was laid out in the mid-19th Century as a distinctive and spacious residential suburb of the town. The special character of the area derives from the distinct Arts and Craft detailing present on many of the properties as well the overall high quality of buildings, their layout and positioning.

Background to the Proposal

1.4 The applicants propose the continued use of the house as a residential property but to change the tenure pattern form C3 to C4 to asst in the provision of sustainable and affordable accommodation in the locality.

This planning application seeks to sympathetically convert the building with the minimum of impact as can be seen from the submitted plans. No external alterations are proposed and as such no impact on the character and setting of the Conservation Area is envisaged.

Use of the Application Site

1.5 Both the commercial unit and the current residential elements are currently vacant with both being in a poor stste of repair as shown by the photographic study on page 8.

Layout

1.6 The site forms a mid terrace property in a row of elevated 19th century properties fronting onto Erddig Road.

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The Fairy Road Conservation Area

1.7 The Fairy Road Conservation Area, designated in August 1975 and amended in December 1997, is located approximately one mile south of Wrexham city centre. It encompasses Fairy Road and its adjacent streets, and is notable for its high-quality buildings, particularly those exhibiting Arts and Crafts architectural detailing. The area's distinct character is further enhanced by the overall layout and positioning of these structures.
wrexham.gov.uk

1.8 Within the conservation area, there are five Grade II listed buildings and one scheduled monument, the Fairy Oak Round Barrow.

1.9 To preserve its unique architectural features, an Article 4(2) Direction was implemented in May 1998. This directive restricts certain permitted development rights, ensuring that any alterations maintain the area's historic integrity.
wrexham.gov.uk

1.10 For a detailed understanding of the area's characteristics and management guidelines, the Fairy Road Conservation Area Character Assessment and Management Plan, adopted in February 1999, is available. The Fairy Road Conservation Area in Wrexham is known for its distinctive Victorian and Edwardian architecture, featuring elements of the Arts and Crafts movement. The area is characterized by high-quality residential buildings, many of which showcase fine craftsmanship, intricate detailing, and a variety of traditional material

Conservation Efforts

1.11 Modern modifications respect the original architectural style Overall, the Fairy Road Conservation Area offers a cohesive and picturesque streetscape, embodying a period of refined craftsmanship and suburban elegance from the late 19th and early 20th centuries.

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Connections

1.12 Erddig Road in Wrexham is situated less than a mile from the city centre, providing residents with convenient access to various amenities. The road offers unobstructed routes to the A483 bypass, facilitating seamless connections to key business, industrial, and tourist destinations, as well as links to the national motorway network.

1.13 Additionally, Erddig Road is within walking distance of the Erddig National Trust property, offering residents easy access to scenic countryside walks.For public transport users, there are nearby links that provide access to Wrexham town centre and surrounding areas.

Form

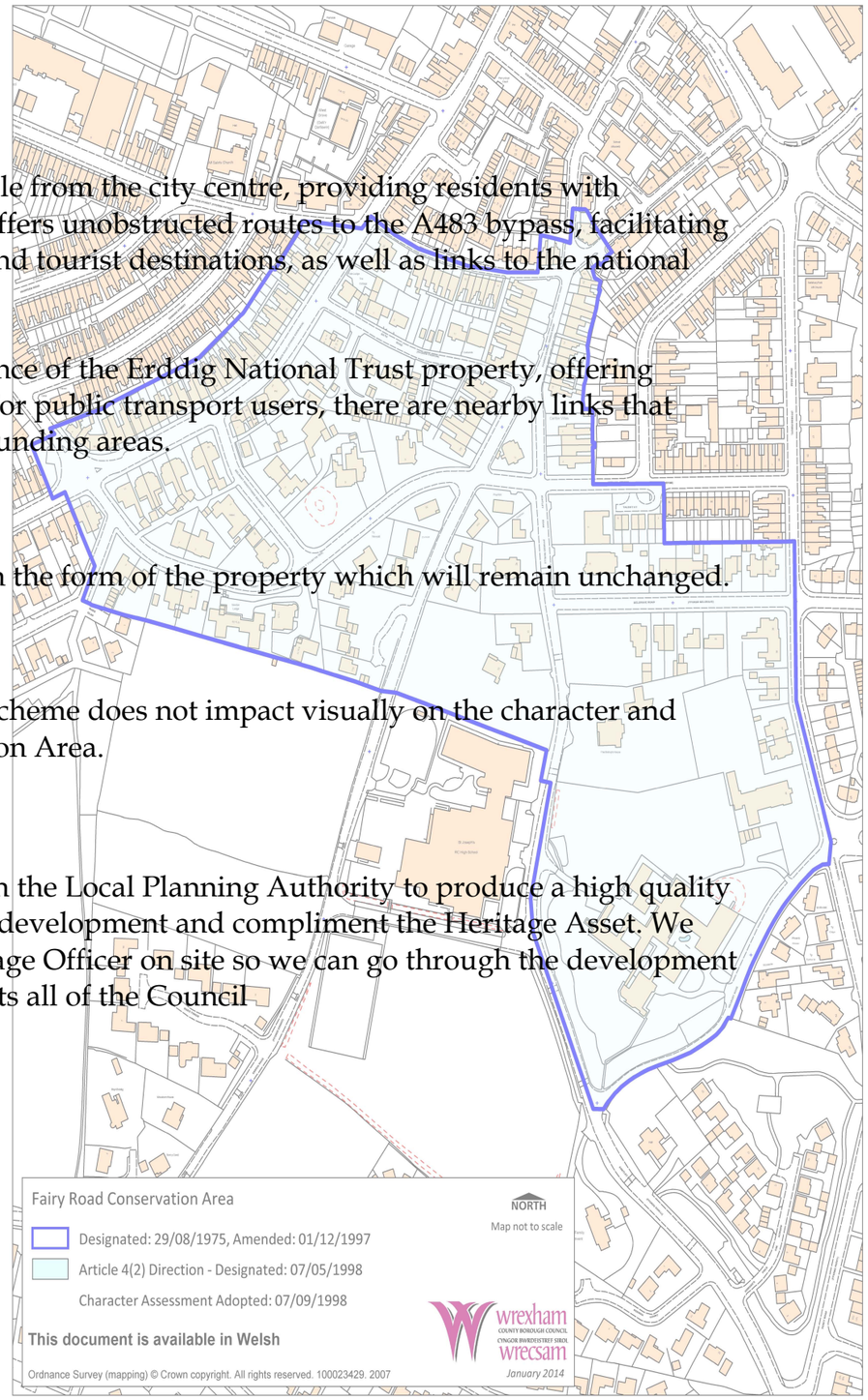
1.14 The proposed development will have no impact on the form of the property which will remain unchanged.

Scale and Massing

1.15 No extensions to main unit are proposed and the scheme does not impact visually on the character and setting the main unit or the Fairy Road Conservation Area.

Materials

1.16 The applicant will look to work in partnership with the Local Planning Authority to produce a high quality materials palette that will bring out the best in the development and compliment the Heritage Asset. We would welcome the opportunity to meet the Heritage Officer on site so we can go through the development and produce d a detailed works schedule that meets all of the Council









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Style of Architecture

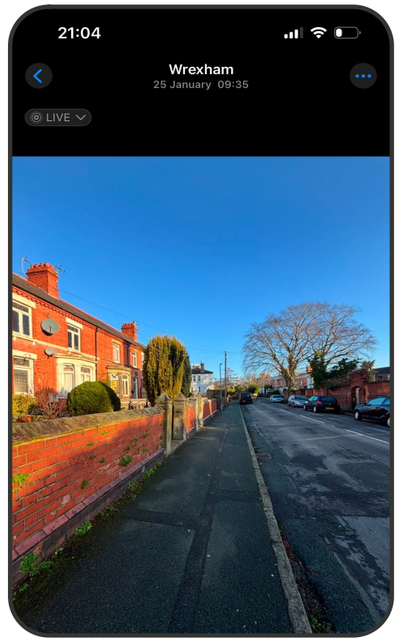
1.17 Erddig Road in Wrexham features a variety of residential architectural styles, reflecting its historical development. The area includes traditional terraced houses, semi-detached homes, and more modern detached properties. Many of the older buildings exhibit characteristics typical of late 19th and early 20th-century British architecture, such as red-brick facades, sash windows, and slate roofs. Over time, newer constructions have been added, contributing to the diverse architectural landscape of the street.

Impact Upon Adjacent Occupiers

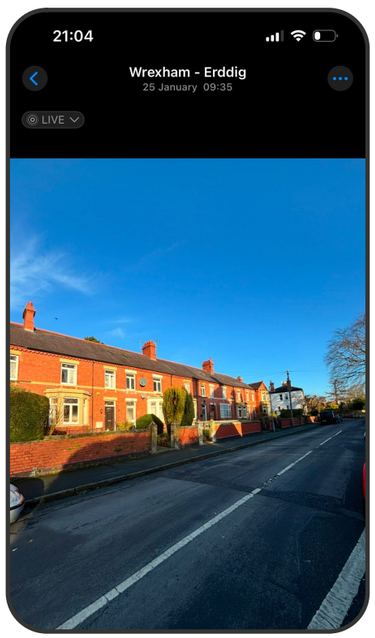
1.18 The proposed development will have no impact upon the amenity of adjacent occupiers

Access and Parking

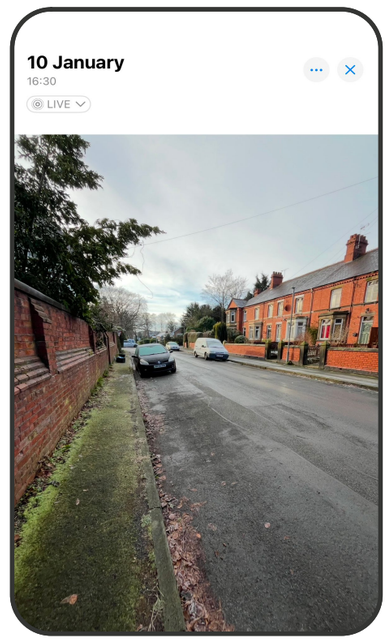
1.19 The proposed development will re-instate the two parking spaces to the rear of the property as shown on the submitted plans and there is considerable on street parking capacity as shown by the photographs on this page, which will ensure there is no detrimental impact upon the adjacent highway network as a result of the proposal. Cycle parking is also provided as part of the scheme in a discreet location to the rear of the property.

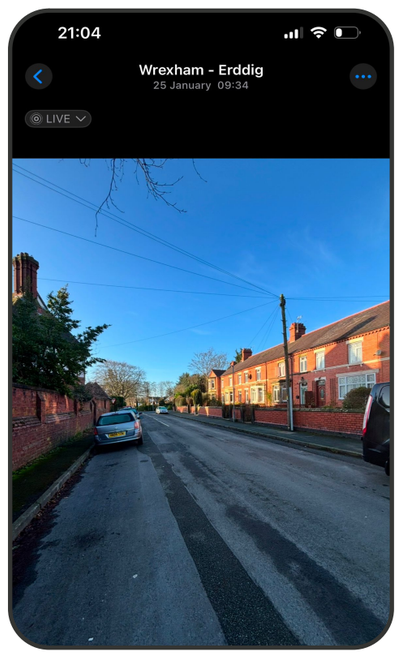












Impact upon the Character and Setting of the heritage asset

1.20 The This proposal seeks to convert an existing Victorian/Edwardian residential property into a House in Multiple Occupation (HMO) while preserving the historic and architectural character of the conservation area. The development will be entirely internal, ensuring that no visible alterations affect the external appearance of the building or the streetscape.

Key Features
1. Preservation of External Character

No alterations to the front elevation, roofline, or historical architectural features.
Original brickwork, timber windows, and decorative details will be retained and repaired, rather than replaced. Any required repairs will use matching materials to maintain historical integrity.

2. Internal Adaptation for HMO Use

Internal modifications will be fully reversible, meaning no structural changes that permanently alter the building's heritage. Additional bedrooms and communal spaces will be created within the existing layout, avoiding major structural reconfigurations. High-quality soundproofing measures will be installed to prevent noise disturbance for both tenants and neighboring properties.

3. Minimal Impact on the Streetscape & Parking

Minimal increase in on-street parking pressure, as the proposal includes a dedicated parking and cycle storage area and promotes sustainable transport. Refuse and recycling facilities will be discreetly located at the rear, screened from public view.

5. Compliance with Conservation & Planning Policies

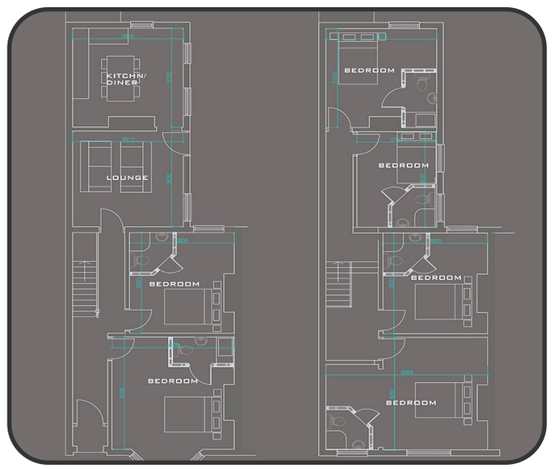
The proposal aligns with local conservation area guidelines and national planning frameworks.
Consultation with local heritage officers ensures that the development respects the area's historic character.

Conclusion

1.21 This HMO proposal ensures that the building's heritage, streetscape, and conservation area character remain unchanged, while sensitively adapting the interior for modern use.







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