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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-Rev-B
- KS/PD/08- Proposed First Floor Plan-Rev-B
- KS/PD/09- Proposed Second Floor Plan-Rev-B
- KS/PD/10- Proposed Front Elevation
- KS/PD/11- Proposed Rear Elevation-Rev-A
- 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.

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

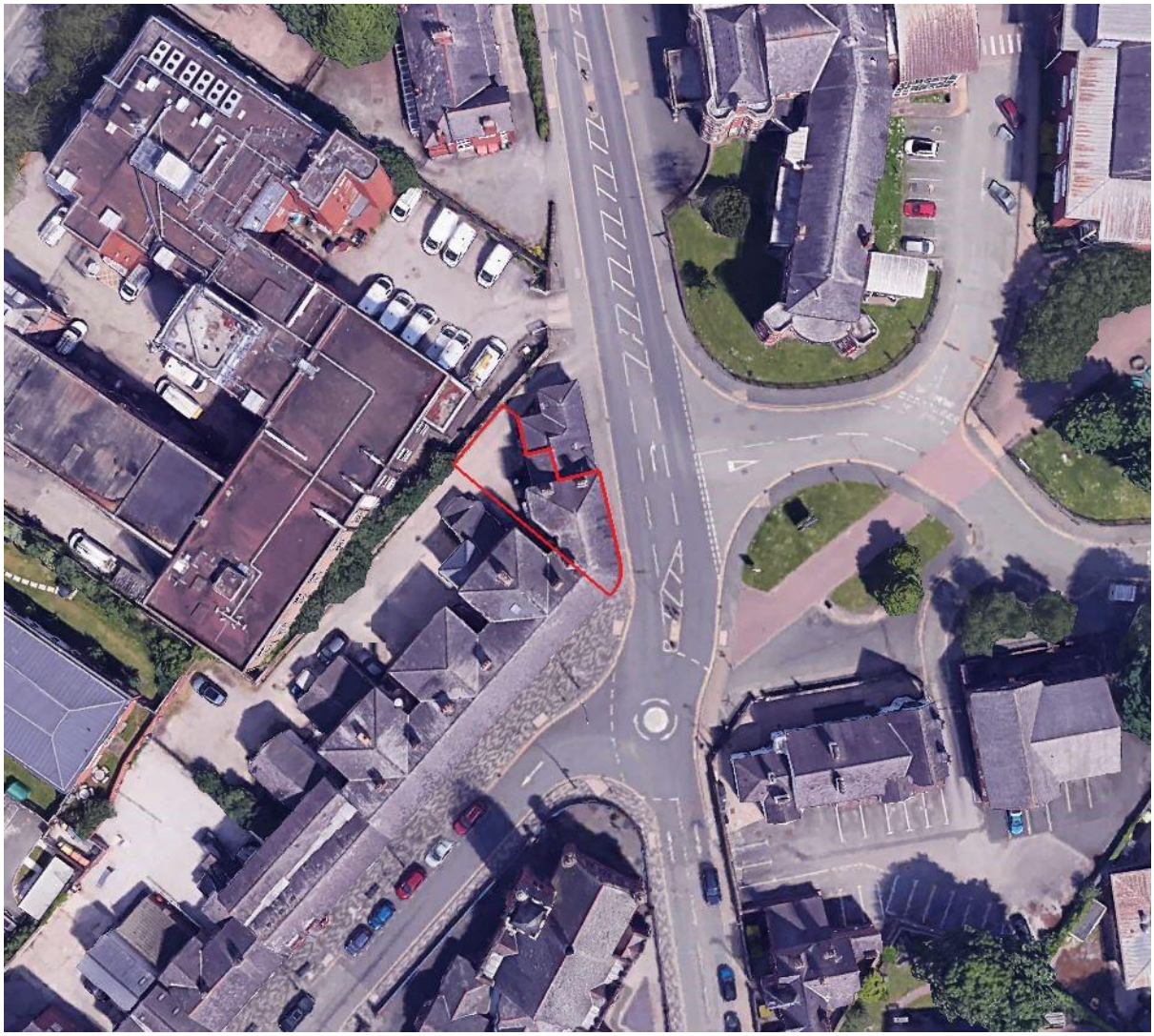


Fig. 1 – Location of Existing Site

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 apart from new mechanical extractor vents, which will be on the rear of the building.

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. 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.



Fig. 5 – 67 King Street Rear View

Interior

CADW has not listed any part of the interior as being significant as part of their listed building assessment.

Walls

The building has been fitted out at different times of its history to suit its previous use as an educational building and office space. The interior is very basic, most walls are plain plastered walls with no ceiling coving and simple Georgian style skirting board & architrave. The internal doors are not original, having been replaced for fire

doors as part of the buildings commercial use. Plastic trunking has been installed in various rooms to provide multiple electrical & data sockets for the previous office use. Some rooms, such as the curved rooms adjacent to the stair well feature roof coving, these will not be affected by the proposed new wall openings. Some rooms contain a fire place, most are blocked off, with just the surround visible. None of the fire places are being touched as part of the proposed works




Fig. 6 & 7 – Rooms 11 & 12 interiors showing open and blocked off fire places & skiting boards



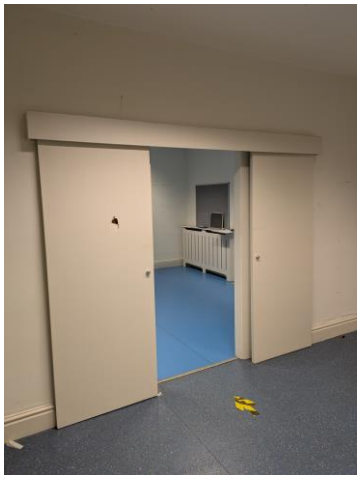




Fig. 8 & 9 – Ceiling coving & window surround details in Room-04 and non-original sliding doors and stud partitioning in Rooms-02 /03

On the ground floor in Room-04 there are extensive damp problems. From a brief preliminary investigation on the day of the survey, there appears to be water leaking from the rain water down pipe on the front elevation, water penetrating through the damaged render on the curved panel and blockages in the air brick adjacent to the damp.




Fig. 10 & 11 – Damp patches and exposed Thistle plaster on Room-01

Windows

The windows appear to be in good condition, requiring only painting and the regular maintenance that would be expected for a timber unit of its age. Some rooms have the benefit of secondary glazing, these have been installed on the street facing side of the second-floor rooms that had been converted to office use.

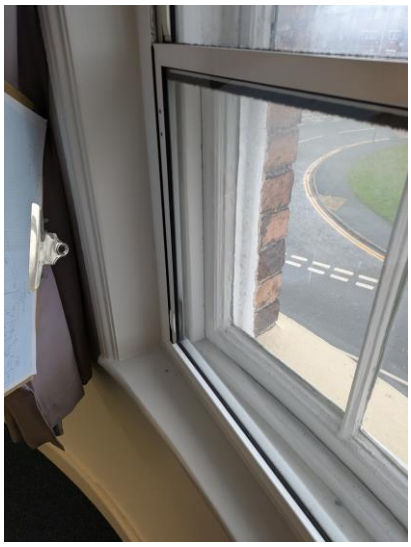
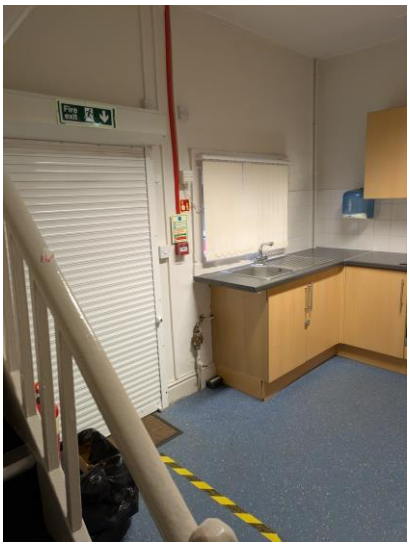



Fig. 12 & 13 – Secondary glazing fixed into the frame reveals & Internal steel security shuttering in the Ground Floor Kitchen

Stairs

The stairs are not being touched as part of the proposals. The banisters and handrails are plain units with little decoration. On the top floor there has been an addition of a full height glass screen that's acts as a safety barrier from fall from height, as the handrail is lower than would be required under building regs.

A stair has been installed at some point in the building's history between the Ground Floor kitchen and Room-08. As can be seen from the pictures below, this is of a very low quality



Fig. 14,15 & 16 – Third floor glass screen and landing, Ground Floor Kitchen stairs

Bathrooms

The two existing bathrooms are modern additions to the building. Removing these fittings will have no impact on the building's heritage.

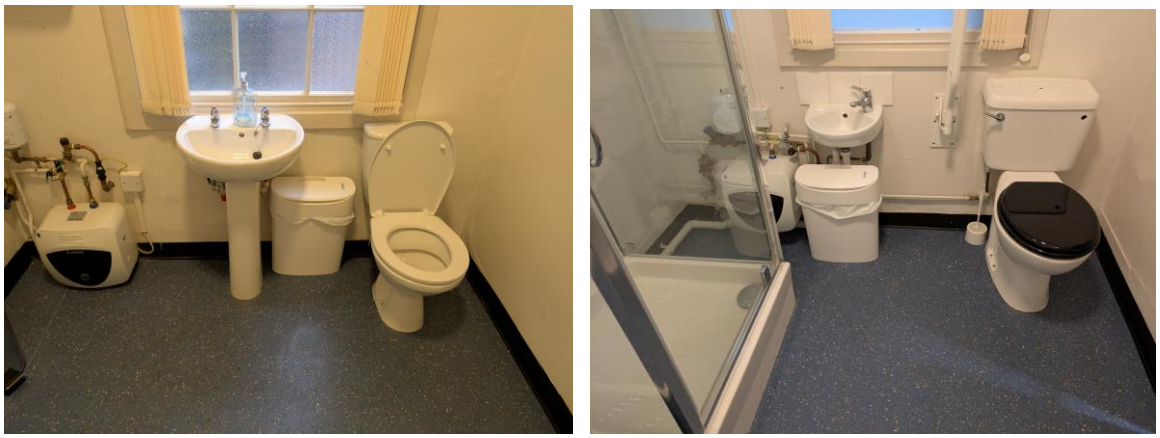


Fig. 17 & 18 – Second Floor & Ground Floor Shower Rooms

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 doorway for the existing bathroom will be closed off, with a new doorway created into Bedroom -01. This is a minor change; the heritage impact will be low.

The doorway between Rooms-02 & 03 will be blocked up and made good. Room-02 will become the new shared kitchen area. The sliding doorway being blocked off is not an original feature, making this change will have a minimal heritage impact.

Room-03 will become Bedroom-02, an en-suite will be created for this room by adding a stud wall in the corner of the room. The room size remains quite large so the Georgian plan form will not be affected. The existing walls are not decorated with only a Georgian style skirting board.

The old Kitchen will become Bedroom-03. The doorway between the two rooms will need to be blocked off. It would be a simple task to make the alterations to the walls using like for like materials as all the profiles of the skirting board and architraves are all still commonly available at most merchants. The heritage impact of the above changes will be very low.

First floor

This floor will provide 3 more bedrooms. Rooms-04, -06 & -07 will become bedrooms. Room-05 will remain as a bathroom and will be shared between proposed Bedrooms -04 & -05. Bedroom -06 will have a separate En-suite.

Room-08 will become a kitchenette & En-suite for Bedroom-03, making that room a self-contained unit. It is proposed to block up the doorways between Rooms-06, -07 &-08. These are very minor changes and will have a minimal heritage impact on the building.

Second floor

Room-09 will become a Bedroom-07. The doorway for Room-10 will be closed off so that it can become an En-suite for bedroom-07. This will require one new structural opening.
There are no changes to Room-12, it will just become Bedroom-08. Room-11 will become Bedroom-09, a small section of stud wall will be created so that that room can have its own En-Suite. All off these changes are very minor and will have a low heritage impact on the building.

External changes

No external changes are proposed other than the addition of some mechanical extractor fan vents as shown on the Proposed elevation drawings. 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.