Design and Access Statement
For the Conversion of the Ex-Church Building into Two 3-Bedroomed Self-Contained Flats & Two 1-Bedroomed self Contained Flats
Park Street,
Johnstown.
LL14 2AB



The site on Park Street is owned by Mr. R. Price and is a church building on the corner of Park Street and the High Street. Main access to the first floor is via a ground floor vestibule fronting the High Street with a rear access point via Park Street. This property has a fairly large rear yard with front forecourt and side area mainly laid to vegetation.



The building was built in 1899 and is built of facing bricks with a Welsh slate roof with white upvc double glazed windows and occupies a prominent location at the centre of the village.

The owner wishes to convert the premises into residential accommodation and form 4no. self contained flats with either 1 or 3 bedrooms each on two levels and providing further residential accommodation within the town

At the moment there is no parking associated with the site but 1 car parking space will be assigned to each flat when the rear yard is cleared.



The main road outside is well served by the Llangollen to Wrexham bus route with access to the main train line at Wrexham or Ruabon.

The works involves removing a brick partition wall along with some internal partitioning, clearing out the existing lath & plaster ceiling, erecting new solid brick/block partitioning and forming a 1st floor to each flat as shown on the plan. The structural works are all internal; existing windows will need to be altered to provide opening lights where none exist – some new “heritage” style skylight windows



to the roof on both sides to provide emergency escape egress along with ventilation and light to the upper level. No painted surfaces externally so brickwork to remain as

is. Railings and gates externally to be painted only. Timber doors to be treated with stain/varnish to retain existing finish.

Accessibility – The stairwell and new corridor internally are to be a fire protected with a linked fire and sprinkler system to the flats, along with clear fire escape signage and lighting where necessary to walkways and above doors. The main front doors will have a “Yale” locking mechanism easily operable internally, with a key given to the user.

There is easy access onto the site from both roads. During construction any work vehicle can be parked in the rear yard. There is ample enough parking during daytime to minimise bother to neighbours and interfere with the passing public.

All entrances/exits from the premises will be kept clear at all times. An area of the site will be designated as external recycling/rubbish area for these flats so there is no excuse for leaving refuse bags, unwanted goods etc around the premises.

Environmental Sustainability – During construction all possibilities to use local and recycled materials will be taken wherever available and cost efficiencies allow. There is limited scope for providing green energies within this building, and all services will be provided off the mains supplies, but all flats will have the latest fuel efficient electric heating possibly even air source heat pumps, insulated walling and energy saving light fittings. All works to be carried out with regard to the latest standards.

Character – Externally, any work externally will use materials that match as close as possible to the existing brick or. All windows are to be white upvc. This should match the existing building and blend well enough with the area which is mixed domestic/commercial 2 or 3 storey premises with a variety of finishes, brick, render etc.

Community Safety – All works will be carried out to the latest current safety standards and procedures. All permits will be obtained from the local authority prior to works beginning. Any skips hired will be located off site in the yard. Works will be carried out at reasonable times during the day and no works on Sunday. The aim is to minimise any disruption to the general public..

It is expected that each flat should attract professional singles or young families with 1 or 2 children.

Water Usage/Drainage – all new foul drainage to be taken to existing mains foul drainage located on site with surface water drainage using the existing provided. There are no new buildings necessitating the installation of additional surface water drainage. Obviously during the century or so of use as a church, existing services were used by many, mainly on a Sunday for the several services that would have been held on that day. Now I expect that there will be a maximum of 4 – 6 people in the 3 bedroomed flat and 2 people within the 1 bedroomed flat, totalling 16 people as a maximum at any one time. I expect in reality there would be less than this. Facilities use would be highest in the morning with little use during the weekday increasing again in the evening and over the weekend. Toilets will be modern low water consumption type with dual flush systems, bringing water usage even lower. Showers only will be installed to each of the single bed flats and baths with showers fitted to the 3 bedroomed flats, where I expect showers will be taken by adults with baths taken mainly by children. Overall the waste use will be more regular over the week than the historical high use on 1 day of the week but I don't see it as any greater than in the past.

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