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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-C
- KS/PD/08- Proposed First Floor Plan-Rev-C
- KS/PD/09- Proposed Second Floor Plan-Rev-C
- KS/PD/10- Proposed Front Elevation-Rev-A
- 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
- KS/PD/14-Window details
- No.67 King Street Noise assessment report 10th June 2025

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

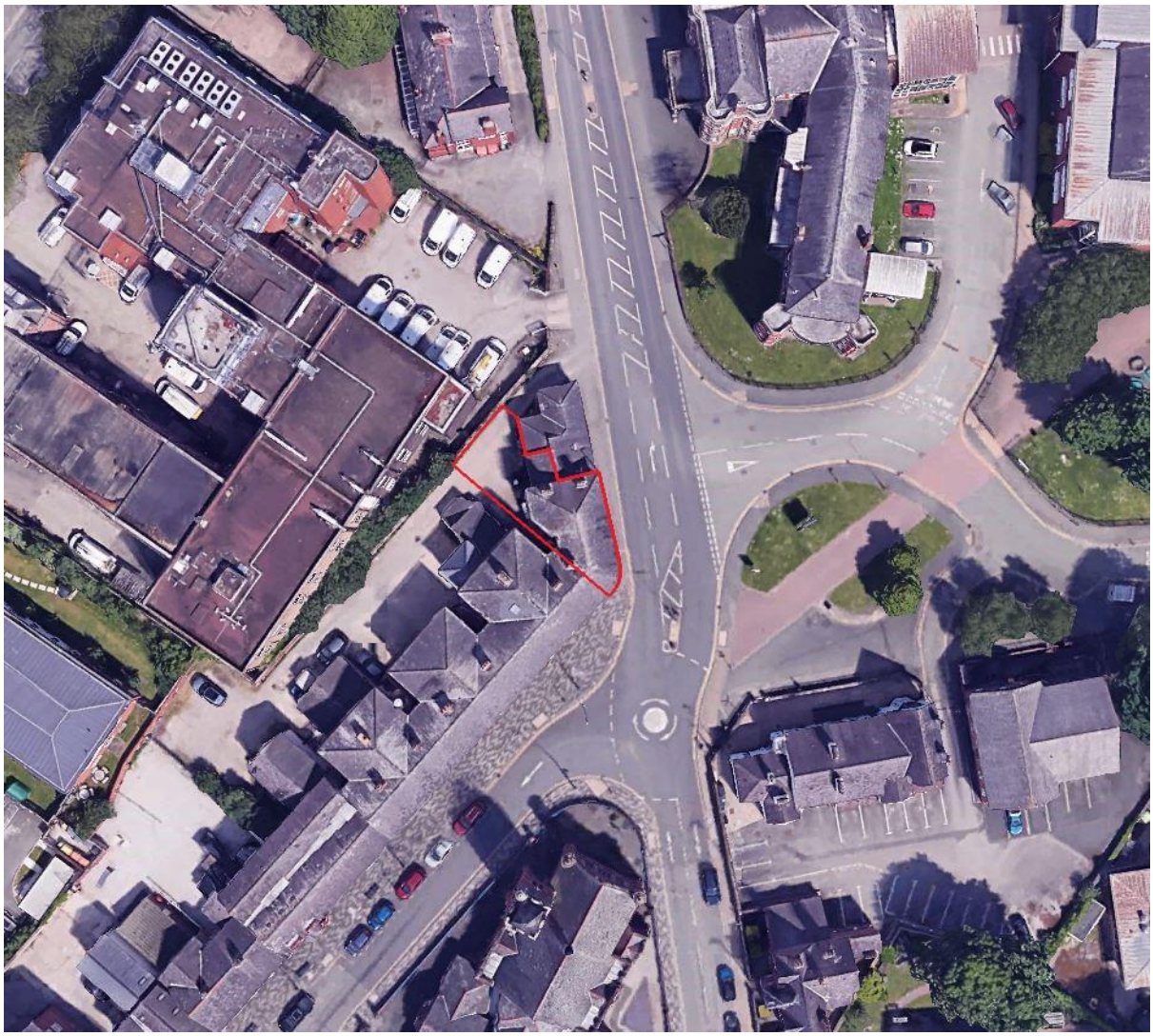


Fig. 1 – Location of Existing Site

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

History

King Street, established in 1836, was the first residential streets specially laid out in Wrexham. It was built on a field known as Cae-ron. The development of King Street marked the beginning of wealthy residents moving away from the congested town center. However, over time, this residential street declined in status as people increasingly moved to the outskirts of town.

The two buildings on the western corner of Regent Street were known as Wynnstay Place, which included the Roman Catholic Chapel and Elwy House. The next block of houses, now the site of Centenary House, was known as Wellington Place. The houses nearest to Rhosddu Road, opposite Trinity Church, were called Gwersyllt Place, named after Gwersyllt Hall, the home of Richard Kirk, who owned the seven houses. All these properties were originally fronted by private gardens.

In 1833, most of the east side of King Street was owned by Thomas Griffith. This area later featured private tennis courts, which the Borough Council purchased in 1924 for £5,500 with plans for a new Guildhall. Instead, the site was redeveloped into a new bus station and taxi stand in the early 1950s. Many alterations to the original King Street houses were made during the 1920s by local builder Charles Caldecott, converting them into retail premises. Wellington Place was demolished in the mid-1950s to make way for Centenary Buildings, which opened in 1957 to mark the centenary of the Borough of Wrexham. This building is often considered one of the poorest examples of 20th-century architecture in the town center. King Street was named after King George IV, who had been the Prince Regent until 1820.

The King Street bus station was initially built in the late 1960s, alongside several office buildings across the street. By 2002, the bus station was deemed surplus to requirements and was demolished. It was replaced by the new Lord Street complex in 2003.

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.

The terrace forms part of the original development of King Street. 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. Many of the original buildings on King Street, particularly on the west side, are Georgian in style, giving the street a distinct historical character. The street's layout and construction reflect the early stages of urban development in Wrexham, making it a valuable part of the town's history.



Fig. 3 – Cadu listed building Plan Extract

Listing

Exterior

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

Interior

The official Cadw listing does not specifically highlight any internal features within the building. As would be expected with a listed building, there are a number of original features of note such as fire places, decorative plasterwork and staircases. None of these features will be affected by the proposed alterations.



Fig. 4 – 67 King Street Circa 1951



Fig. 5 – 67 King Street Rear View

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.

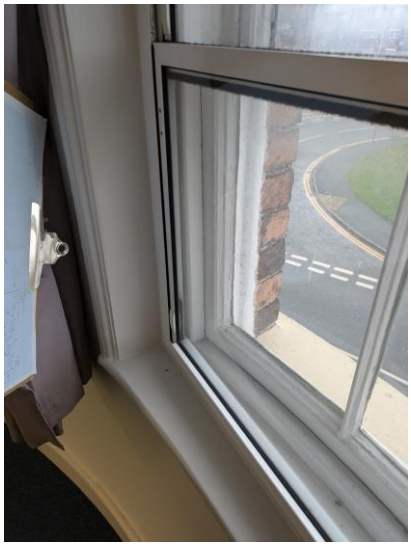
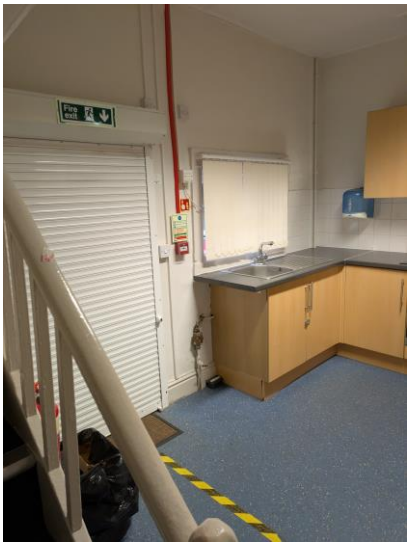



Fig. 12 & 13 – Secondary glazing fixed into the frame reveals & Internal steel security shuttering in the Ground Floor Kitchen

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.

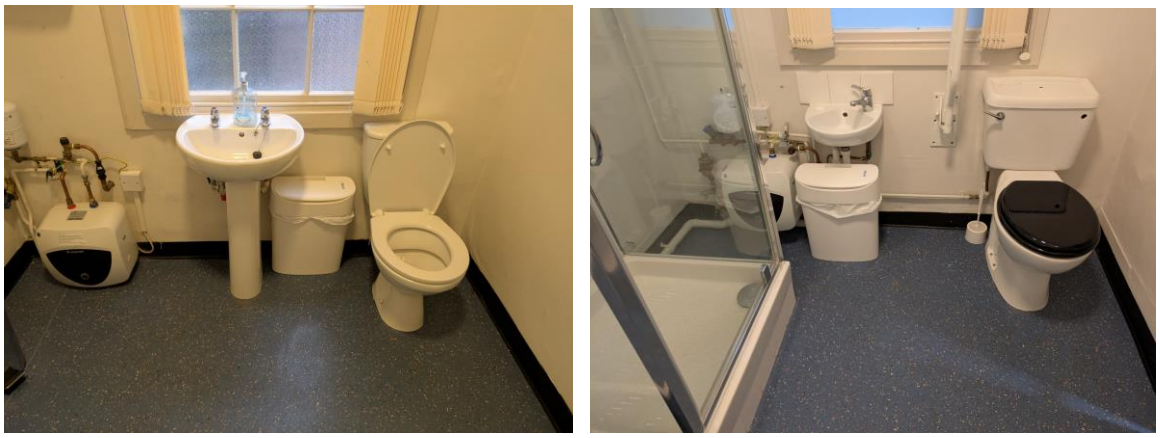


Fig. 17 & 18 – Second Floor & Ground Floor Shower Rooms

Reason for designation

The official Cadw listing does not reference the reason for the listed building designation. Its location on King Street in Wrexham is historically significant as it was the first residential street formally laid out in the town, marking a shift of wealthier residents away from the congested town centre. The street represents early urban planning in Wrexham and includes several notable Georgian-style buildings.

Proposed change of Use

The scheme proposes to change the use of the building from a mixed-use educational building to a house of multiple occupancy. The house when originally built was used solely as a residential dwelling, with mixed commercial use on the street only seen after alternations in the early 1900's. The proposed change to HMO

cannot be viewed as being significant to the historic use of the building as it is restoring it to its original residential use. There is already another approved HMO on the street, in one of the buildings sister buildings. An argument could be made that a precedent has been set, that the proposed works are appropriate in terms of planning and the historic significance of the building.

A Noise assessment report has been commissioned for the proposed works as part of the application. This Heritage Impact Assessment (HIA) examines the potential effects of the proposed changes and repair works on the historical and architectural significance of the building.

Schedule of works
The changes to be made as part of the proposed conversion works include;

Internal sound insulation and acoustic separation

To minimize any noise impacts on the neighbouring properties, a schedule of acoustic improvements is proposed to the property. These include the installation of a separating floor and acoustically resilient layer. This will be achieved by adding an independent timber frame ceiling and acoustic underlay to the Ground and First floor ceilings. This will be installed independent of the existing ceilings and could be reversed at a later date if required. The heritage impact of this change will be low to minimal.

Secondary glazing

To meet the requirements of the noise survey, it is proposed to add secondary glazing to the three windows on the front elevation that do not currently have it. The windows are highlighted on the floor plan drawings, with information for the proposed secondary glazing on HDS drawing KS/PD/14-Window details.

Ground floor

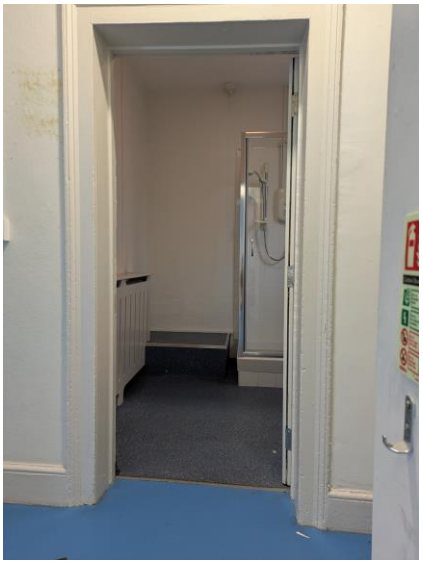



Fig. 19 & 20- Area showing where the new opening between Berdoom-01 & its En-suite will go

A new doorway is proposed for Bedroom-01. As can be seen installing a new doorway in this location will have little impact on the planform. The rooms sizes, access points, fire place and ceilings coving will be unchanged; no historical features will be affected by these changes.



Fig. 21- This doorway between the new En-suite and Kitchen area is to be blocked up

The doorway in Fig.21 is to be blocked up and made good. The internal wall thickness is sufficient that a fire rated and acoustic timber stud panel could be installed within the doorframe space. This is a minimal change and could be easily undone at a later date.





Fig. 22 & 23-These images show the walls in the proposed kitchen space and Bedroom -02 that will receive acoustic wall linings

The proposed acoustic wall lining will be an independent timber stud wall with mineral wool lining and two layers of soundbloc plasterboard. These will take approximately 110mm off the widths of the rooms where the are installed. As can be seen in the pictures, the proposed locations do not contain any important historical features.

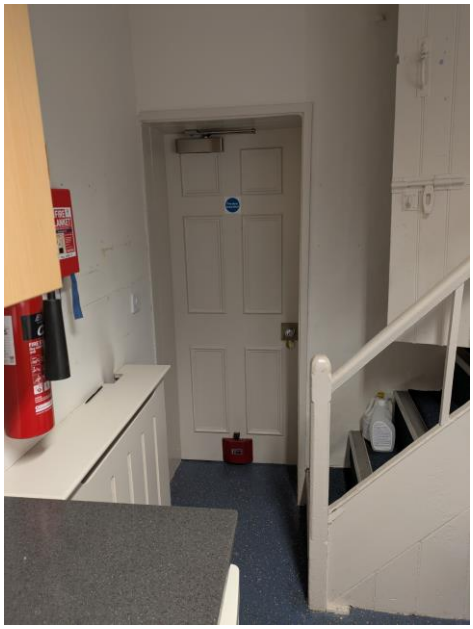


Fig. 24-This image shows the doorway between Bedrooms-02 & -03 that will be closed off

Where doorways are being closed off, the doors that are being replaced are not original. They are modern fire doors that have been fitted as part of previous alteration works. The loss of these doors cannot be considered as having an negative historical impact on the building.

First floor





Fig. 25 & 26-These images show the location where an acoustic wall lining will be installed in the shared bathroom for Bedrooms -04, -05 & -08 and where a stud wall will be installed to create the En-Suite for Bedroom-03




Fig. 27 & 28-These images show the location where an acoustic wall lining will be installed between Bedrooms -05 & -06

The changes to this floor are very minimal. The Bathroom remains as a bathroom with just the addition of an acoustic lining to a single wall. The floor plan remains the same with no new access to any rooms required.

Second floor




Fig. 29 & 30-These images show the location where the new doorway will be formed between Bedroom-07 and its En-Suite

No historical features will be affected if a new doorway is created in this area. The radiator and socket trunking are not a period features, the fire place is also not impacted by the change. The doorway from the landing can be closed off within the lining of the doorframe and could be undone at a later date.

Figures 31 & 32 show that no historical features will be affected by the proposed acoustic wall lining or by the creation of an En-suite for Bedroom-09. The proposed changes are all very minor and will have a minimal historic impact on the building.




Fig. 31 & 32-These images show the location where the acoustic wall lining will be installed in Bedroom-08 and where the En-Suite will be installed

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 and causing damp to enter the property.




Fig. 32 & 33-These images show damage to the superstructure of the building that will need to be repaired as part of the schedule of works

Assessment of impact

No new external buildings are proposed as part of the scheme. The internal changes to the building are very minor. The majority of the planform remains untouched. When trying to bring vacant buildings back into residential use to address the national housing shortage, consideration has to be given to the economic benefits to having a building be used and maintained or for it to stay empty and continue to decline. Returning the property to its original use would see it being used for the reason it was built in the first place; to house people who worked in Wrexham.

8. Conclusion

The proposed conversion of the listed building into a House in Multiple Occupation (HMO) has been carefully assessed in line with national and local heritage policies, including guidance from Cadw and Wrexham County Borough Council. The building's architectural and historic significance has been fully considered, and the proposed works have been designed to preserve and enhance its character, fabric, and setting.

Where alterations are necessary to accommodate modern living standards and safety requirements, they have been sensitively planned to minimise harm and ensure reversibility where possible. The scheme respects the building's original features and layout, while also securing its long-term viable use—an essential factor in its ongoing conservation.

In conclusion, the proposed development represents a sustainable and sympathetic adaptation of a heritage asset, ensuring its continued contribution to the historic environment of Wrexham. With appropriate mitigation and ongoing management, the impact on the building's significance is considered to be minimal and justified