

GREEN INFRASTRUCTURE -
8-12 PRIORY STREET, WREXHAM

Project: CHANGE OF USE FROM CLASS B1 (OFFICE) TO CLASS C3 (DWELLING) TO CREATE 15 DWELLINGS INCLUDING VERTICAL EXTENSION OF ALTERNATIONS TO EXISTING ELEVATION

Address: 8-12 Priory Street,
Wrexham

Revision : P01

Date: Nov 2023

Issued For: Planning

Rev	Date	Description
P01	07/11/23	Issued for planning

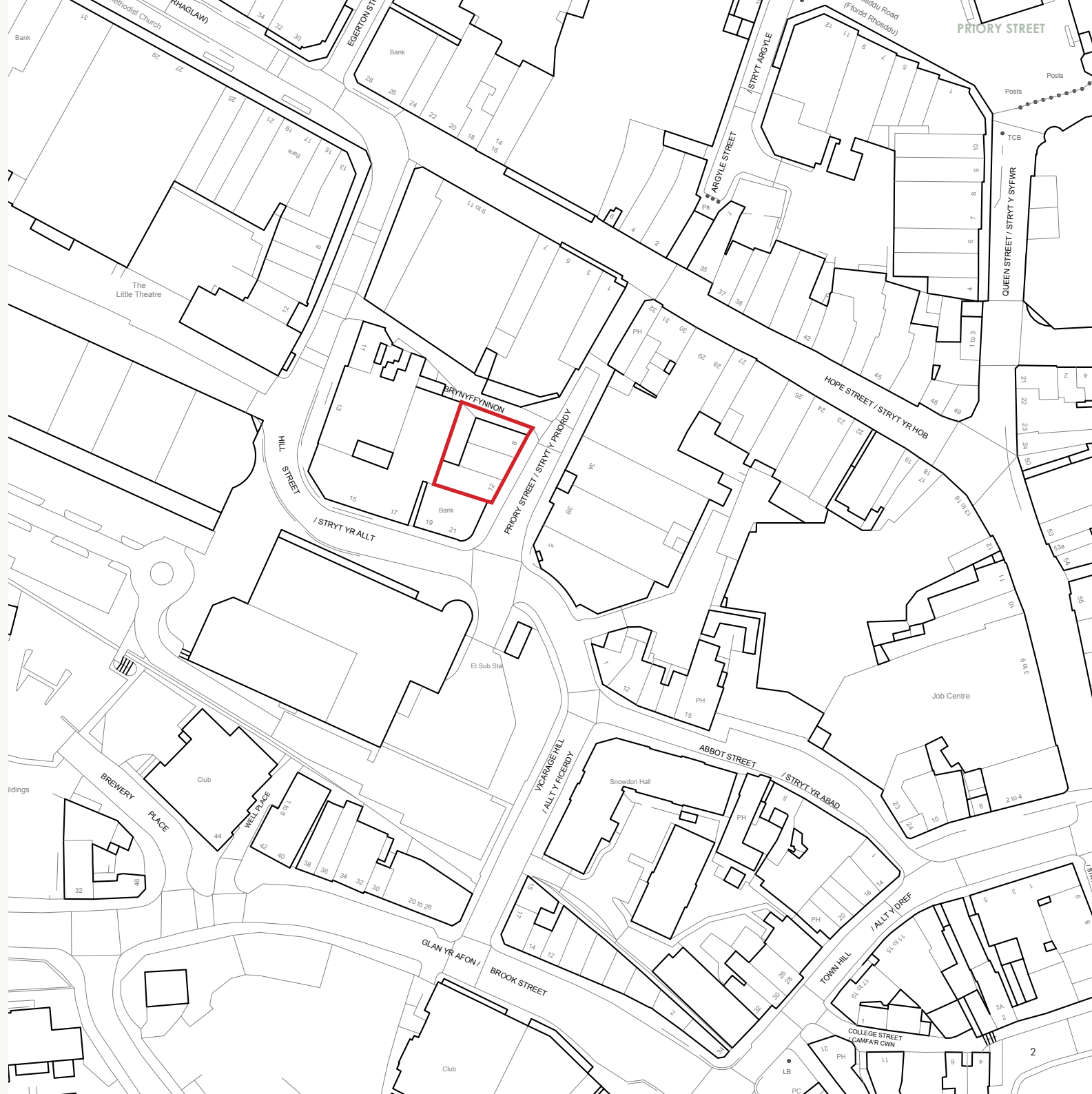
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THE SITE / PRIORY STREET

The building is located Just off the corner of Priory Street and Hill Street.

The property is well positioned within a Wrexham with convenient access to public transport connections. There are a number of bus stops short distance away from the property.

There are also a number of amenities in very close proximity with the site within a mix of residential and commercial frontages.





THE BUILDING / 8-12 PRIORY STREET

The property is an existing block of commercial retail on ground floor with offices above which have been vacant.

The applicant wishes to bring the property back to life through sensitive repairs and new extensions that fulfill the potential of the property that can then be re-purposed and provide a new character to the area.

The Proposal / GREEN INFRASTRUCTURE

The proposed works comprise :

- Green Roof

The roof of the extension will be part green roof to provide many benefits to the health of the build.

This includes, thermal protection, wastewater management, more ecological rainwater and an increase in roof's life.

- Downpipe disconnection planters

Where there are existing downpipes feeding directly into drains, there are opportunities to connect downpipe planters which can slow the flow and thereby reduce flood risk. Such planters provide an opportunity to bring planting and colour into locations where there may be otherwise be limited opportunities. Planters are from specialist suppliers and may be sized to suit their location.

Planters can be positioned in the rear yard which will allow to bring some green to an area that would benefit massively from the downpipes and as a general area.

- SuDS planters

An existing downpipe sends rainwater straight to the drain. There is space for a downpipe disconnection SuDS planter to be installed in the rear yard location.

- Solar Panels

The large surface area of the roof will be taken advantage of via the use of solar panels. This will provide / generate clean energy for the building.



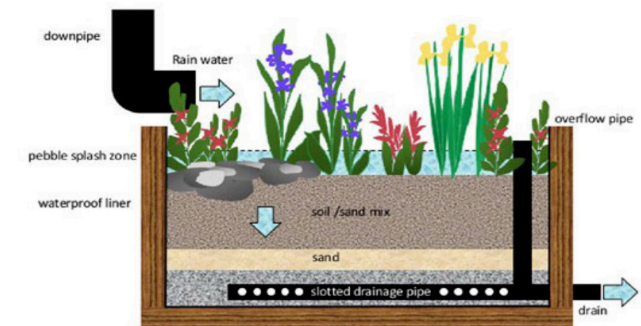
Green Roof



Downpipe Disconnection planters



Solar Panels



Downpipe Disconnection planters