



The Foundry, 15 Yorke Street, Wrexham, LL13 8LW

Tel: 01978 345250

www.hdsarchitectural.co.uk

enquiries@hdsarchitectural.co.uk

DESIGN AND ACCESS STATEMENT

The Conversion of Office Outbuilding (B1) into Short Term let accommodation (C6) at Weston House, Narrow Lane, Gresford, Wrexham, LL12 8EN



1. Introduction

This statement is provided in support of a change of use planning application for the conversion of the existing former office building at 'Weston House, Narrow Lane, Gresford, Wrexham, LL12 8EN.

To be read in conjunction with drawing No's and details;

- WH/PD/01-As Existing Ground Floor Plan & Cross Section.
- WH/PD/02-As Existing Elevations.
- WH/PD/03-As Proposed Ground Floor Plan & Cross Section
- WH/PD/04-As Proposed Elevations.
- WH/PD/05-Site Plan & Location Plan

The existing building is a two storey brick building with a brick external facade and slate roof that was constructed in 2007 as standalone office accommodation.

The current building was approved under code reference P/2007/1032.

It sits within the grounds of 'Weston House', which is an established residential dwellinghouse. There is a garage to the Northern side of the existing house, as well as ample parking to the front of the property.

2. Proposed development

The building in question was constructed in 2007, as the current owner wanted to relocate their Solicitor's practice from a rented office within Wrexham town centre to a more sustainable location within the grounds of their own dwelling.

There was an existing Byre in place of the currently constructed building and this was demolished to make way for the building that it still there today.

As the owner has now retired from practising and the building is currently no longer being used as an office, they intend to make best use of the vacant space by converting it into a short term let (C6 Use Class)

Under the previous approval for the building (Code Ref P/2007/10320, condition number 8 stated the following;

"The Development shall be solely for the use of the applicant, Mr D Spalding, whilst he is resident at Weston House, and for a maximum of one other employee. Upon the cessation of the use by the applicant the use shall be permanently abandoned and the building shall revert to an ancillary residential use."

As Mr D Spalding no longer runs his solicitor's practice from the building, he intends to change the use to C6 (short term lets) rather than the building reverting to ancillary residential accommodation.

3. Site assessment



Fig. 1 – Location of Existing Site

The building is a 2-storey property last used as office space (as detailed above)

The site is situated on Narrow Lane, which is a predominantly residential street that links Pant Lane with Chester Road, within the village of Gresford.

The village has good transport links into Wrexham City Centre, Cheshire and North Wales, with the nearest city being Chester which is approximately 10 miles to the North. The proposed development is located close to all main public transport routes to the city centre, including several bus stops. The proposal is within walking distance of shops, parks and other community facilities.

4. Amount of Development, Scale and Appearance

The existing two storey building is not be enlarged or changed externally in any way. In that regard, there is no increase in developed area over what already exists and therefore the development will have very little additional impact on the site and it's surroundings.

Due to the increase in demand for short term lets within the county of Wrexham, the landowner intends to offer this premises for lets of up to 31 days. As the premises will only contain one bedroom, then it is only likely to be suitable to let out to a couple (with only one motor vehicle), so it is suggested that there will be no increase in traffic generation because of this.

6. Access and Parking

There are no planned changes to the access into the site as it is felt that the existing, long standing access is adequate for the amount of traffic generation attached to the proposed development.

Wrexham County Borough Council's supplementary planning guidance note no 16 (Parking standards) suggests that office use premises (B1) should be allocated a maximum of 1 car space per 30m² of floor space. As the existing building to be converted occupies a floor area of around 42m², then this would suggest that two car parking spaces would have needed to be allocated to the office.

As the holiday let is only intended to be used by up to two people (sharing one bedroom), then it is highly likely that these people will visit the property in the same vehicle. This therefore represents one less car space requirement, than for the previous usage.

The site as a whole can accommodate parking for at least 7 motor vehicles and this would mean that at least 6 spaces could still be allocated to the existing house (along with the double garage which could offer an additional two spaces).

This means that there will undoubtedly be more car spaces available within the site than is actually required.

Given that the proposed holiday let is to be used by no more than two people, we would also suggest that this would also result in a decrease in traffic movements over the previous office use.

Although the owner of the office lived within the dwelling which was contained within the curtilage of the site, they would regularly have to make visits to clients and also

clients would have had to visit them at the office premises, which would have resulted in numerous traffic movements throughout the day.

It is suggested that the movement for the new holiday let may be no more than a couple of times a day in comparison.

The property will be within close walking distance of various amenities. Gresford village lake, play park and sports facilities are within walking distance.

There are also numerous public houses, shops and facilities within a short distance of the site within the village of Gresford

7. Conclusion

To conclude, the planning application seeks planning permission for the change of use of a vacant office building into a short term let.

As the applicant does not intend to increase the developable area of the building it is felt that the proposal would not be of detriment to the character of the area, should the application be approved.

The access and parking to the site is adequate, we therefore do not foresee any material consideration that would be of detriment to the application.

We therefore respectfully request that the application be approved.