

Design and Access Statement

For 7 High Street, Wrexham LL13 8HP

Proposed conversion of first floor to studio unit together with canopy roofing and installation of extractor flue at rear

Introduction

This Design and Access Statement is submitted to support the planning application for the conversion of the first floor from storage to a studio, installation of canopy roofing, and the addition of an extractor flue at the rear of the property.

Site Location

The site, situated at 7 High Street, Wrexham LL13 8HP, currently serves as a restaurant on the ground floor, with storage use at the rear and on the first floor. Its primary access point is from High Street, strategically positioned near the intersection of Church Street, Hope Street, and Town Hill. The neighboring area boasts a diverse mix of local businesses on the ground floor, while the upper floors are predominantly reserved for more private uses,

Proposal

The primary objective of the proposed development is to transform an underutilized storage space on the first floor into a studio unit, creating a vibrant and functional area. Additionally, the installation of a canopy roofing at the rear will provide sheltered outdoor space, while the extractor flue promotes sustainability and contributing to the overall improvement of the property.

Design Rationale

Functionality and Versatility: The conversion of the first floor to a studio offers a versatile space suitable for various uses, meeting the demands of contemporary living.

Architectural Cohesion: The design is carefully conceived to seamlessly integrate with the existing structure, ensuring a harmonious blend of old and new elements.

Sustainable Practices: The installation of a canopy roofing and extractor flue utilizes eco-friendly materials and technologies, promoting sustainability and energy efficiency.

Extractor Flue Consideration

Design Integration: The extractor flue is carefully designed to seamlessly integrate with the property's aesthetics while ensuring efficient ventilation in compliance with relevant regulations.

Mitigation Measures: Any potential impacts, such as noise or visual concerns associated with the extractor flue, have been thoroughly considered, and mitigation measures are in place.

Conclusion

In conclusion, it is believed that the proposed conversion of the first floor to a studio, installation of canopy roofing, and addition of an extractor flue at rear will bring substantial benefits to the property and the community while respecting the local context. We respectfully seek your approval for this development project and welcome any further discussions or modifications to address the council's considerations.