

DESIGN AND ACCESS STATEMENT

Proposed conversion of existing taxi office and garage into a detached dormer bungalow at site previously known as The Old Gospel Hall, Church Street, Rhos, LL14 2BN for Mr S Williams

THE PROPOSALS

The proposal is to convert the existing garage and taxi office into a detached dormer bungalow.

The proposed bungalow would be constructed off the existing building footprint utilizing the existing external walls, existing electricity supply, existing water supply and existing drainage to foul sewer.

The existing access off Church Street will remain and the existing car park will be retained and re surfaced to accommodate at least two cars.

Part of the existing building with an unsightly flat roof element will be removed allowing space for a new paved patio and a new garden area created to the side with a minimum of 50 square metres including a 2 metre fence erected to provide privacy,

The proposal is to remove the existing pitched metal roof and replace with a new pitched insulated roof at a raised level sufficient to allow the roof space to be used as bedroom accommodation with a bathroom, in accordance with the plans.

It is proposed to use dormer windows to the front elevation and a Velux windows to the rear bathroom,

The finish to the front elevation will be render to the existing stone walls painted white, and grey slates to the roof. Windows to be white upvc. The new front porch will be red facing brickwork.

Existing foul drainage to public sewer.

Accessibility

Vehicular access to the site is existing off Church Street and has served the property for many years, and will be unaffected. There is existing car parking space to the front for 2-3 cars and this will be retained, upgraded and re surfaced.

Environmental Sustainability

The proposal is to create a new dwelling from an old run down building that has been in a state of decline over many years.

The conversion will be to the advantage of the local community and will enhance the surrounding area.

The site is a short walk from shops, schools, public houses and the main bus route into Wrexham.

BATS AND NESTING BIRDS – The metal roof that exists on the building at present was replaced in 2023 and there was no evidence of bats or nesting birds. A recent inspection confirms this. It is not considered necessary for a bat report to be provided because of this and also due to the location of the building.

Character

The existing building does not have any architectural merit, and is in fact, an eyesore. The proposed new dwelling will be constructed off the same footprint, reduced in size at the side, improving the appearance of the building significantly.

It is considered that the raising of the roof level will have no detrimental impact on the adjacent dwellings which are two storey and there will be no overlooking of existing properties.

Community Safety

The conversion of the building into a dwelling with a maintained garden and fencing will improve the overall appearance and general surroundings from what is currently a run down and badly maintained dwelling which is detrimental to the adjacent properties.

Movement to, from and within the development

The site is a short walk to the village with shops, schools, public houses and the main Wrexham bus route all easily reached.