

Design and Access Statement

1268-02-DOC-001

Location

Old Registrar
23 Chester Street,
Wrexham,
LL13 8BG

Date

30/01/2024



Contents

01	Introduction	pg. 03
02	Context Analysis	pg. 04
03	The Proposal	pg. 06
04	Conclusion	pg. 14

1.0 Introduction

This document has been produced by Studio 256 on behalf of our client, Happy Days Group. Alongside submission for the conversion an existing building into an apart-hotel, including 13 no. units.

The request was made to solve the following issues in the existing area:

- lack of hotels and apartments in the town centre
- provide high quality tourism accommodation
- bring a listed building back into active use
- create a sense of place close to Wrexham town centre

It is intended as a positive and helpful tool for the client and interested third parties alike to demonstrate in succinct terms the extent of consideration that has been invested in the design and layout, along with its evolution in regard to opportunities presented by the site, and allow for feedback to be received as part of the design process.



Wider Context



Surrounding Area



The Site

* not to scale

1268 - 23 Chester Street, Wrexham, LL13 8BG

2.0 Context Analysis

2.1 The Site

This property sits just on the outside of Wrexham town centre, which can be easily seen on Chester Street between Chester Road and Holt Street. There are two access points to the property, the main from the front on Chester Street and the other access to the rear on a private shared road.

Key features of the Old Registrar include, the front entrance which provides an old Georgian style with a stand out impact to the area.

To the rear of the property there is level access to a private 12 car-park and a rear entrance that connects internally to the front entrance.

The main central building connects internally to two additional elements, one which is similar style to the central, the right side of the front elevation and the other a new extension added in recent years to the left side of the front elevation.

The site is well connected to public transport as Wrexham Central station is located within a 10 minute walk and the closest bus stop is within a 5 minute walk.

As the site is located close to Wrexham town centre it is ideal for tourism accommodation with multiple social amenities including bars, restaurants and shops. There are also required amenities including pharmacy's within walking distance. Access to all types of facilities are located within walking distance.

Behind the property is Llwyn Isaf Park, which can easily be accessed through the car-park. Within a 15-20 minute walk is Bellevue Park, a larger natural amenity.



01. View of existing - Front Elevation



02. View of existing - Rear Elevation

* not to scale

1268 - 23 Chester Street, Wrexham, LL13 8BG

2.0 Context Analysis

2.2 Listed Buildings

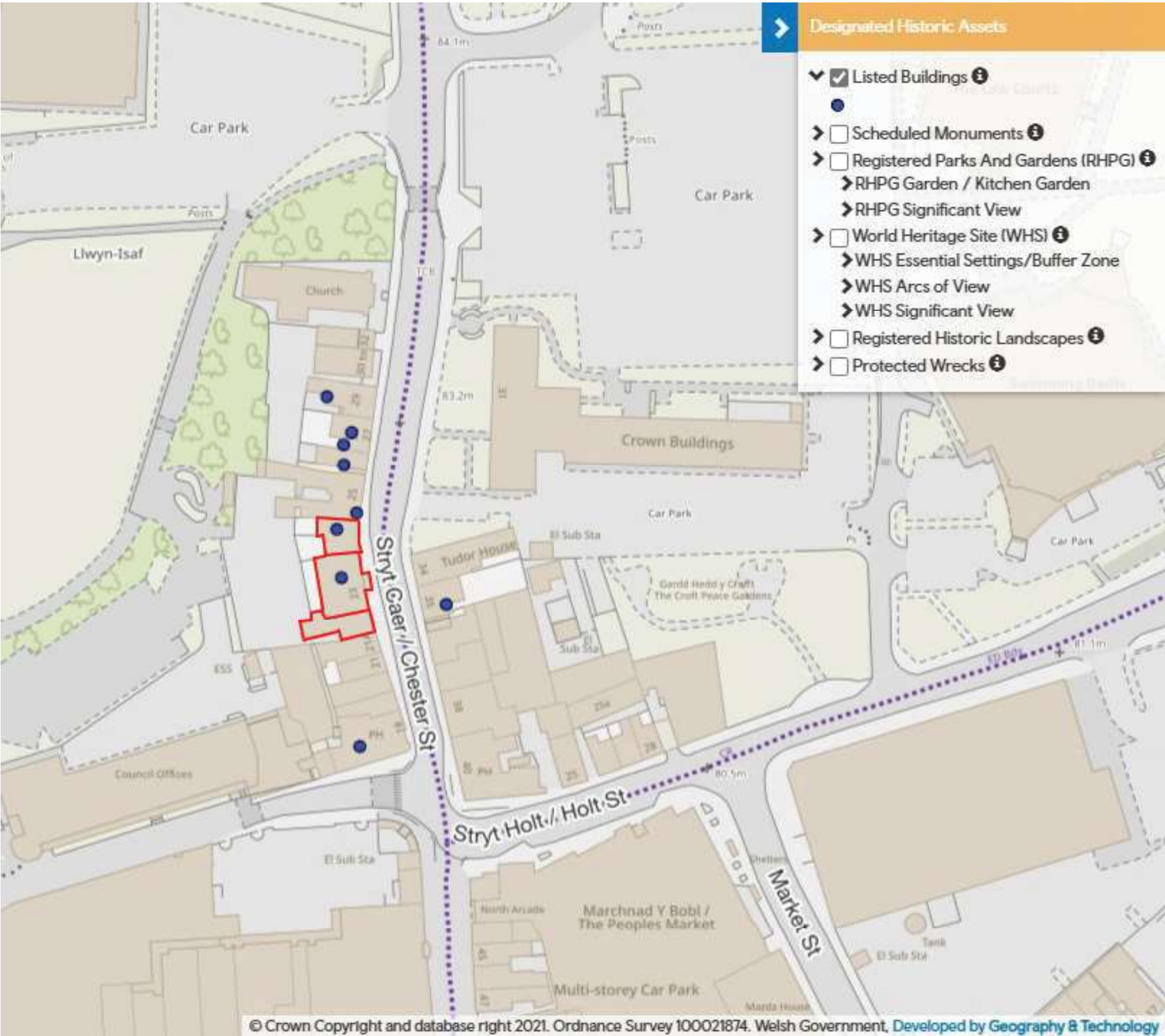
This application refers to two buildings which have been listed by the Welsh Government.

23 Chester Street - ref. 1823

A grade II designated asset was listed on 16/06/1980 and amended on 31/01/1994. The building is an important local example of a C18 town house. Many exterior and interior elements are mentioned within the listing as areas of value. This proposal looks to retain all areas of value and celebrate their historic significance.

24 Chester Street - ref. 16491

A grade II designated asset was listed on 31/01/1994. Wingett House has been listed as part of a group with No's. 23, 26, 27, 28 and 29 Chester Street, with the whole representing a surviving C19 street scape now rare in Wrexham. Many exterior and interior elements are mentioned within the listing as areas of value. This proposal looks to retain all areas of value and celebrate their historic significance.



Cadw records showing the listed buildings relevant and adjacent to the proposal

* not to scale

2.0 Context Analysis

2.3 Previous Planning Application

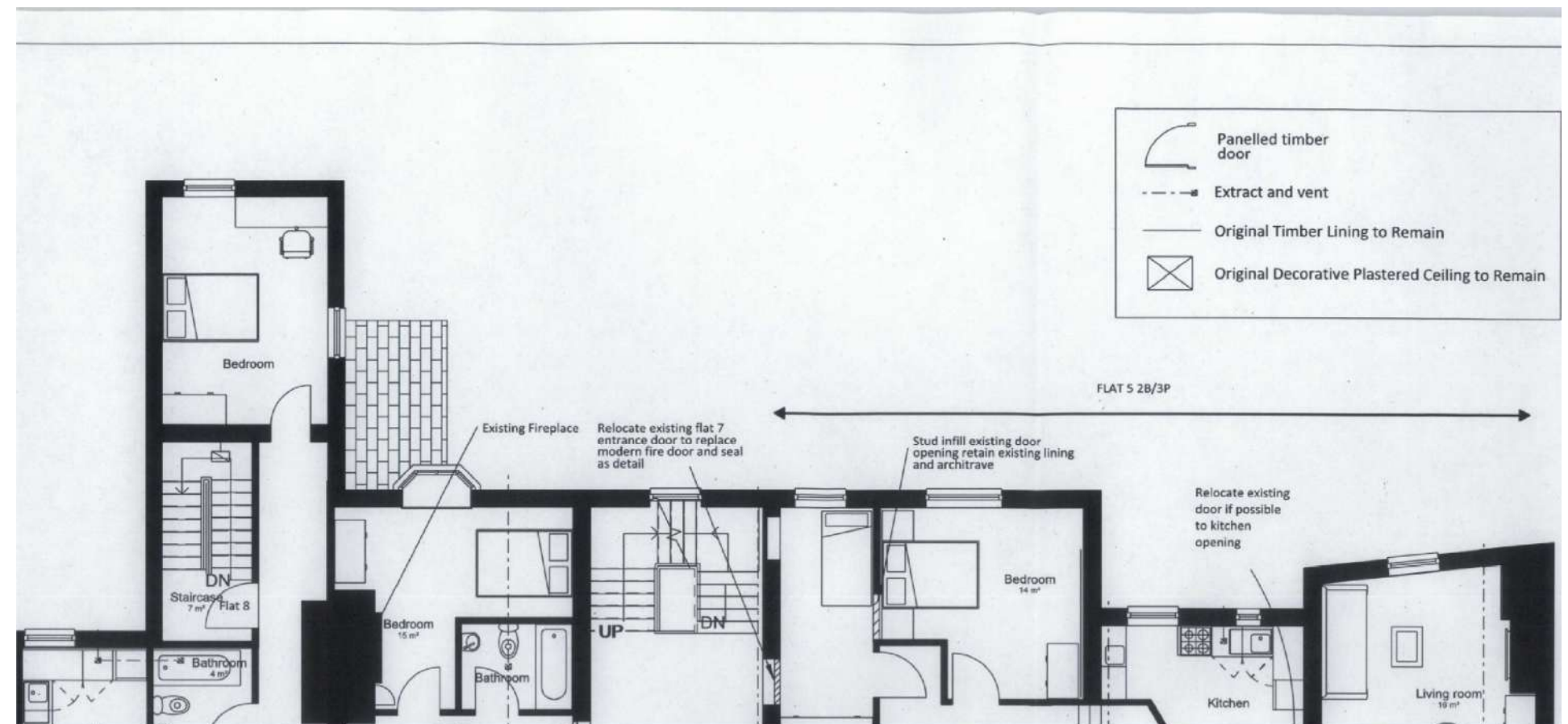
P/2018/0175

In 2018 a planning application was submitted to convert the building into 11 No. apartments across three floors.

This is similar to what this proposal looks to achieve. However, this proposal outlines 13 apart-hotel style units across the floor space provided.

This is an improvement to the previous application as this gains and extra two units to the property maximising the use of space. The units range from one to two bed apartments including duplexes meeting room standards requirements.

The previous application was approved for listed building consent in 2018. By following the previous design with input of room standards this proposal maximises the use for this property, within a previously approved use.



P/2018/0175 - First Floor Plan Proposed

* not to scale

3.0 The Proposal

3.1 Ground Floor Plan - Proposed

This proposal seeks to provide 13 no. apart-hotel units. Maximising floor space provided without any major external or internal changes.

Following space standards a range of one bed and two bed units, including duplex's, have been achieved.

The existing central circulation core has been retained, providing the proposals main access to majority of the apartments. At ground floor this provides access to four no. one-bed units.

Additional existing entrances to the rear and front have been retained and are proposed to provide private access to apartments three, a one-bed duplex and apartment six, a two-bed duplex. This is proposed to reduce the capacity of the central core and will also provide independent accommodation, which may be beneficial and a preference for some visitors.

Within each apartment a comfortable size bedroom has been provided with bathroom independent of the living facilities. Therefore in some cases living rooms can provide sofa-beds, allowing for larger occupation capacity.

The proposal provides generous living/ kitchen space, allowing any long term tenants comfort and facilities they may require.

A 12 space car-park is located at the rear of the site. This will be retained and will provide sufficient facilities for the accommodation proposed.



* not to scale

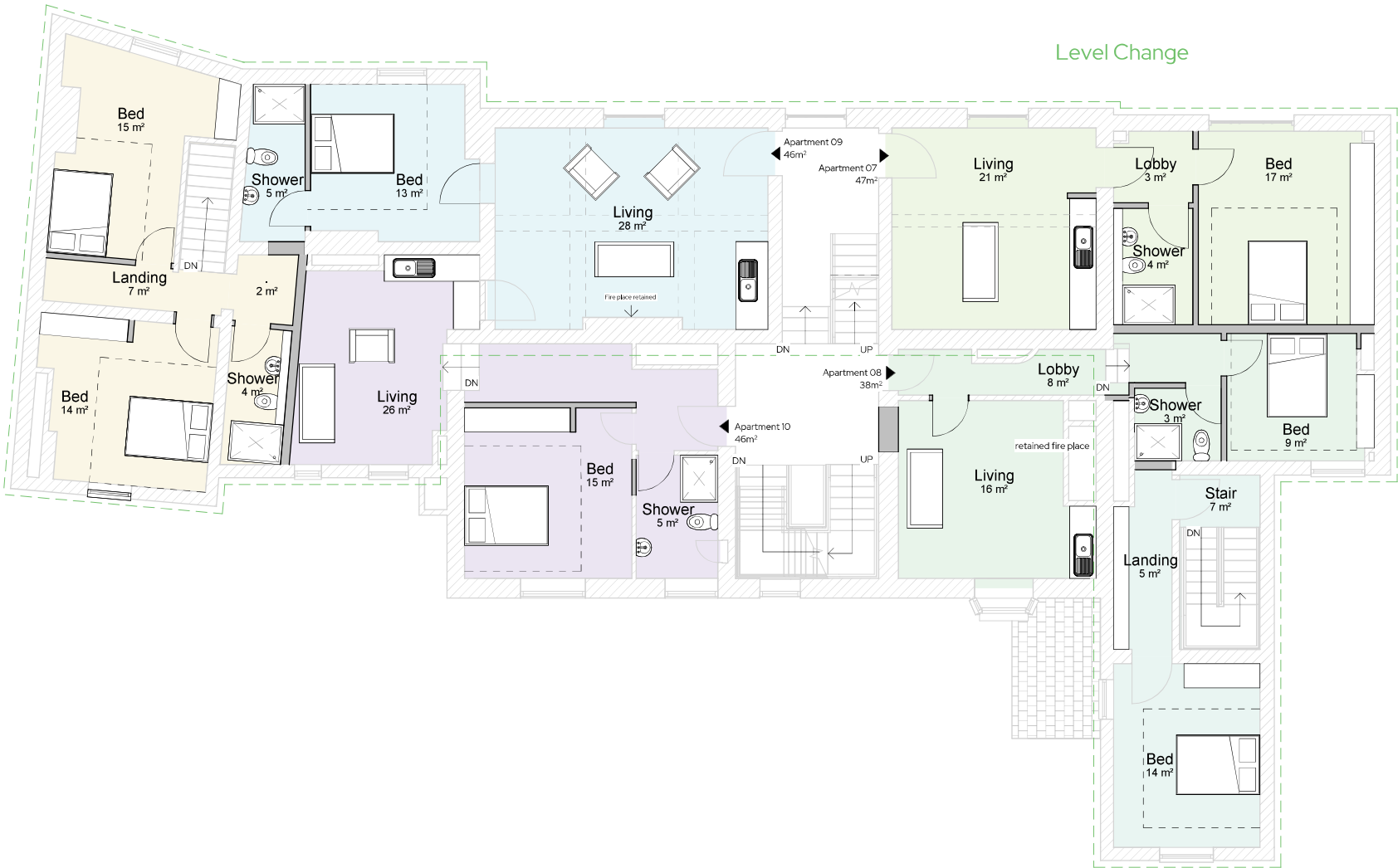
3.0 The Proposal

3.2 First Floor Plan - Proposed

At first floor level the central circulation core provides access to four no. one-bed apartments.

The upper levels to the duplexes are also located on the first floor however, access is provided via a private staircase within the apartment.

From this level existing staircases provide access to the second floor level, one provides access to two apartments and the other to one apartment.



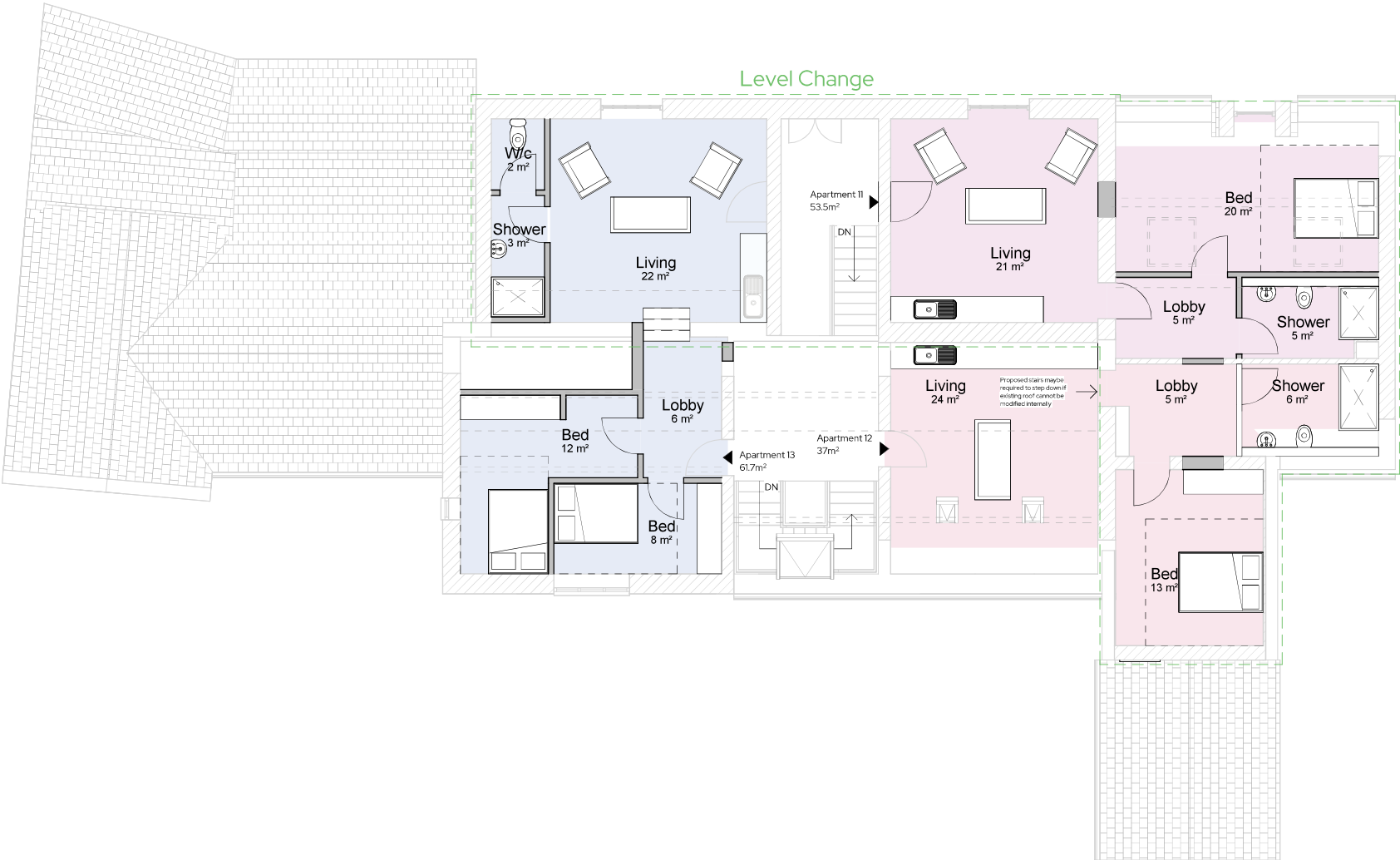
* not to scale

3.0 The Proposal

3.3 Second Floor Plan - Proposed

Within the second floor a roof extension has been proposed between the two existing gables, within apartment no. 13. The extension has been proposed to allow for a two-bed unit which accommodates a level change within.

The second floor also proposed two no. one-bed units, providing a total number of three apartments on this floor.



* not to scale

3.0 The Proposal

3.4 Internal Visuals - Proposed

Visuals on the right have been provided to show how the apart-hotel accommodation units have been designed to allow comfortable room sizes, high quality design and to retain key elements, such as windows.



01. Proposed living room and kitchen within apartment 5



02. Proposed living room and kitchen within apartment 12



03. Proposed bedroom within apartment 1

* not to scale

3.0 The Proposal

3.5 Proposed Front Elevation

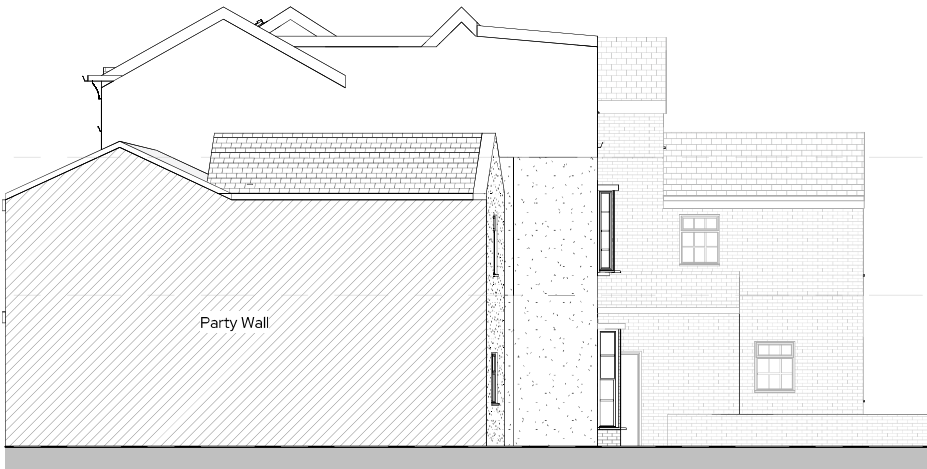
The proposal seeks to retain the existing front elevation. Repairs and cleaning has been proposed to render, windows and other elements.

3.6 Materials

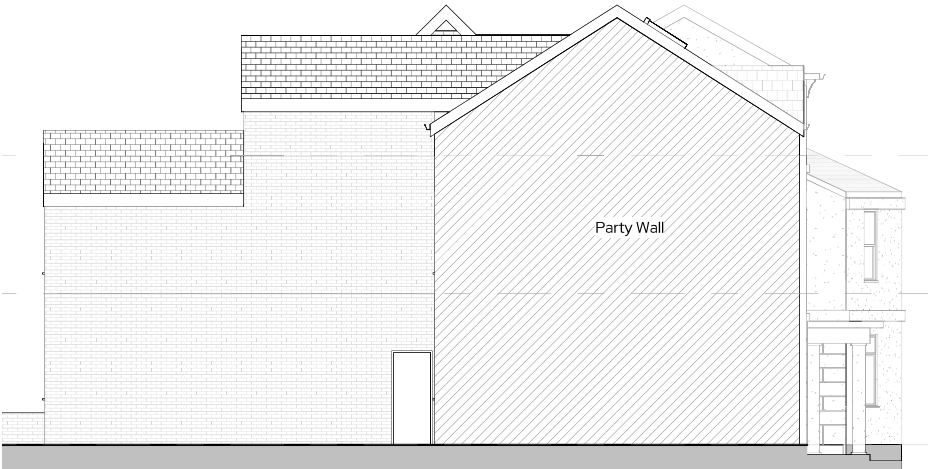
Any of the proposed materials will be to match the existing.



Front Elevation - Proposed



Left Side Elevation - Proposed



Right Side Elevation - Proposed



Rear Elevation - Proposed

* not to scale

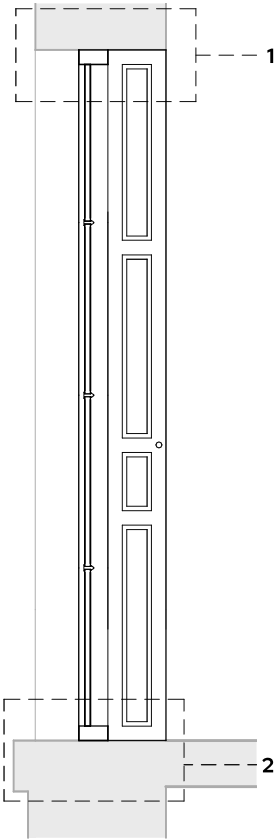
3.0 The Proposal

3.7 Windows

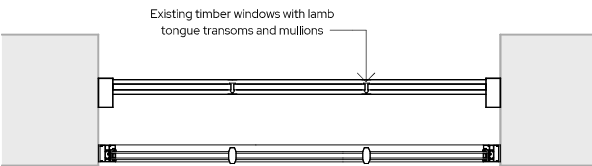
The proposal seeks to retain and repair most of the windows within the listed building. Secondary glazing will be provided to increase the efficiency without changing the windows look and the existing buildings façades. Therefore, the original windows will remain as sliding sash.

Details related to the addition of secondary glazing have been provided to the right and within sheet 1268 -02-31-001 - Proposed Secondary Glazing of the planning application.

Windows within the non-listed extension as well as non-original windows within the listed building, will be replaced to match existing but are proposed to be double glazed. Please refer to the window schedule for more details.

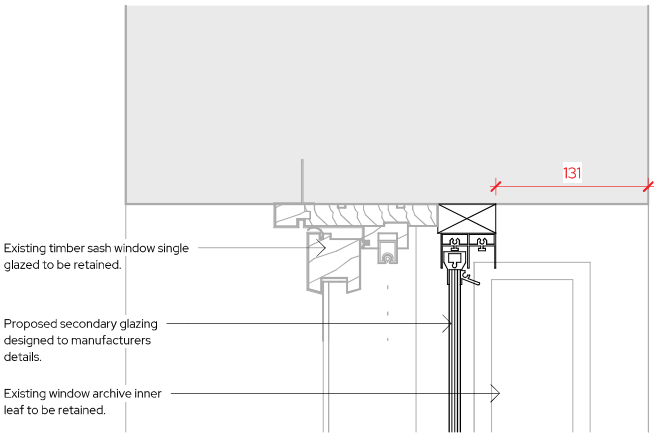


Window Section
@1:20



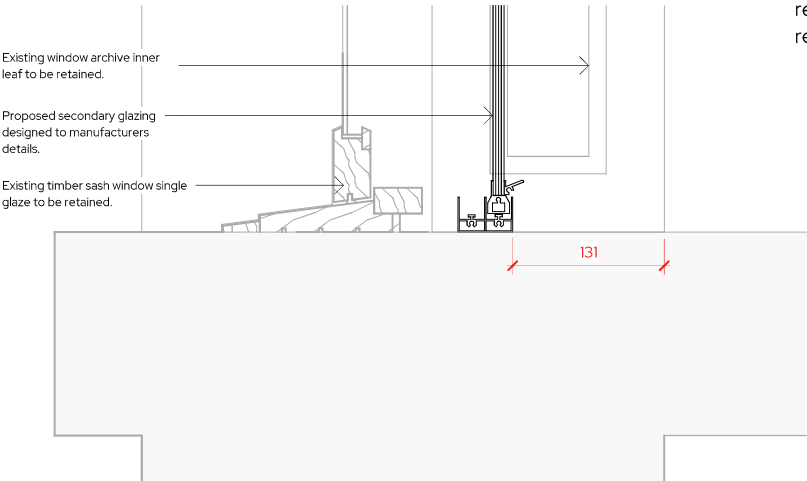
Detail 3
@1:20

change mullion to and transom
lamb tongue style not oval



Detail 1
@1:5

Internal aluminium or UPVC secondary
glazing to be installed in accordance
with manufactures guidelines.
TBC by client



Detail 2
@1:5

General Notes

Secondary glazing spec;
Aluminium/ UPVC frames (RAL 9010),
vertical sliding, to be supplied from
Duration Windows. Panels to have
restricted tilt option to enable cleaning
of internal surface.

Allow for all windows to have sill's and to
be fitted with restrictors to limit opening to
max 100mm. Restrictor to be keyed for
purge ventilation.

Windows to achieve an overall U-value
of no more than 1.6Wm2k.

All windows to be internally beaded.

Safety glazing to be fitted in critical
locations in accordance to;
Diagram 5.1 of Approved
Document K.

All ground floor windows to have
laminated glass installed to one side for
enhanced security.

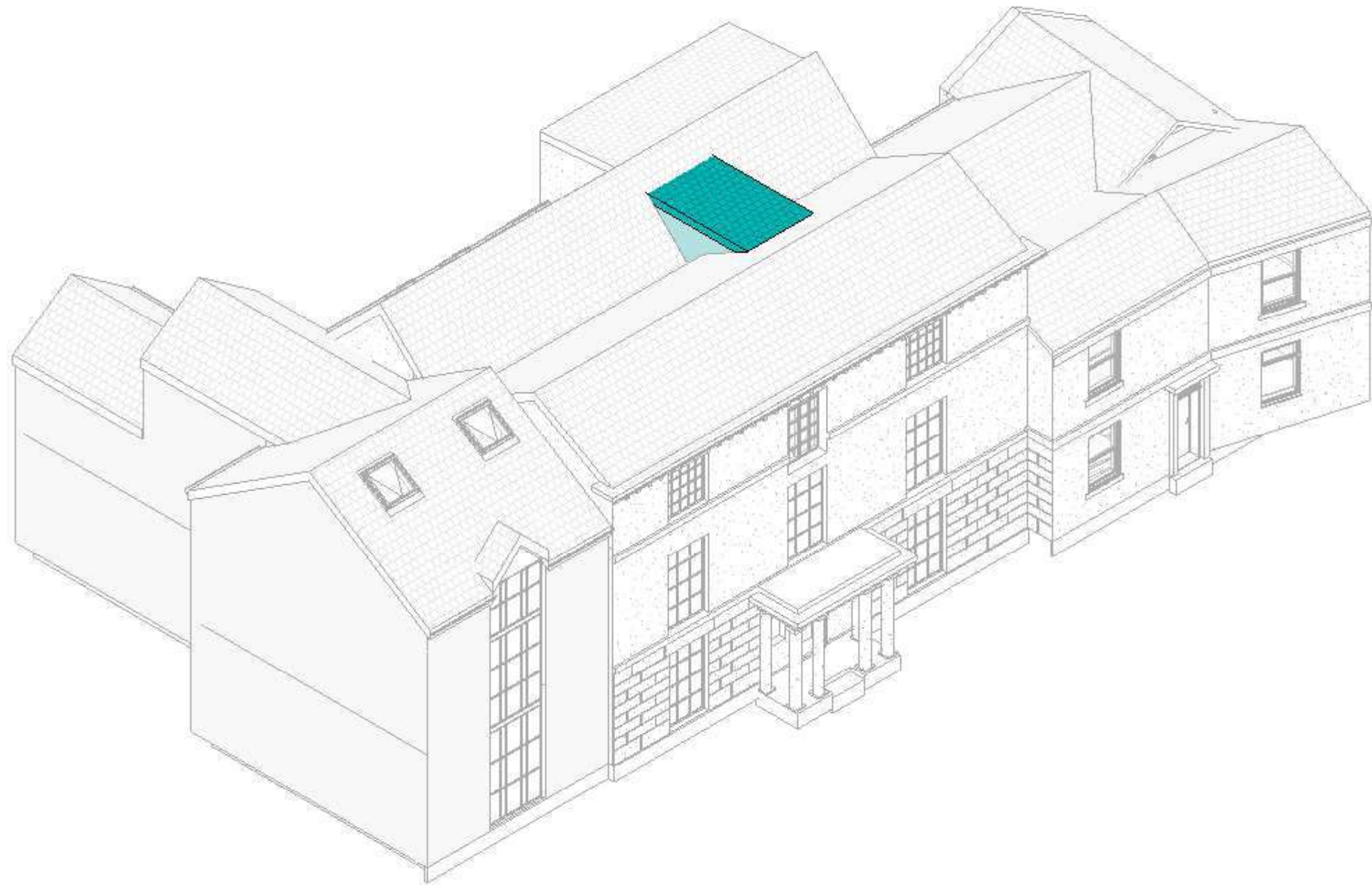
All specifications are TBC. Manufacturer
to advise and ensure compliance with
relevant legislation for solar and acoustic
requirements.

3.0 The Proposal

3.8 Roof

The proposal outlines the addition of a roof extension. The extension will allow for the provision of apartment no. 13, a two-bed unit.

The roof extension will not be seen from the front or rear elevations and will sit between the two existing gables, as shown in the image to the left.



* not to scale

4.0 Conclusion

In conclusion, this document sets out the proposal for the conversion an existing building into an apart-hotel, including 13 no. units.

The design is intended to be a sensitive scheme, with no alterations to the elevations, converting the internal floor space with minimal impact to existing elements. The proposal will bring a listed building back into use, providing high quality tourism accommodation and a sense of place close to Wrexham town centre.



* not to scale

For any enquiries relating
to this project please contact:
Ryan Joinson



+44 (0)151 345 7600



admin@studio256design.co.uk



studio256design.co.uk



Unit 256, Slater Studios,
9 Slater Street, Liverpool, L1 4BW