



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 the disused shop and offices space above Wrexham Fish bar into No.5 x self-contained flats at No.6 Egerton Street, Wrexham, LL11 1LW



Client: [REDACTED]

Design team: HDS Architectural Services LTD

1. Introduction

This statement is provided in support of a planning permission application for the conversion of the existing disused shop and office space above Wrexham Fish Bar at No6 Egerton Street into No.1 x 2 Bedroom Flats and No.4 x 1 Bedroom flats.

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

- WF/PD/01-As Existing First & Second Floor Plans
- WF/PD/02-As Existing Ground Floor Plan & Elevations
- WF/PD/03-Proposed First & Second Floor Plans
- WF/PD/04-Proposed Ground Floor Plan & Elevations
- WF/PD/05-Site Location and Site Plans

2. Proposed development

The proposed site is situated within a mixed-use area in Wrexham town centre. The area of the building to be redeveloped is currently empty. The ground floor is a thriving chip shop with attached cafe with the top two floors formally a gun shop and office block. The top floor has been vacant since 2014. The change of use involves developing the upper two floors into apartments. Numerous shops, restaurants, public spaces and schools are within close walking distance and amenities to suit already exist/being developed. The proposed development positively utilises a vacant space within an already established area, making use of a derelict building within the newly granted city.

3. Site assessment

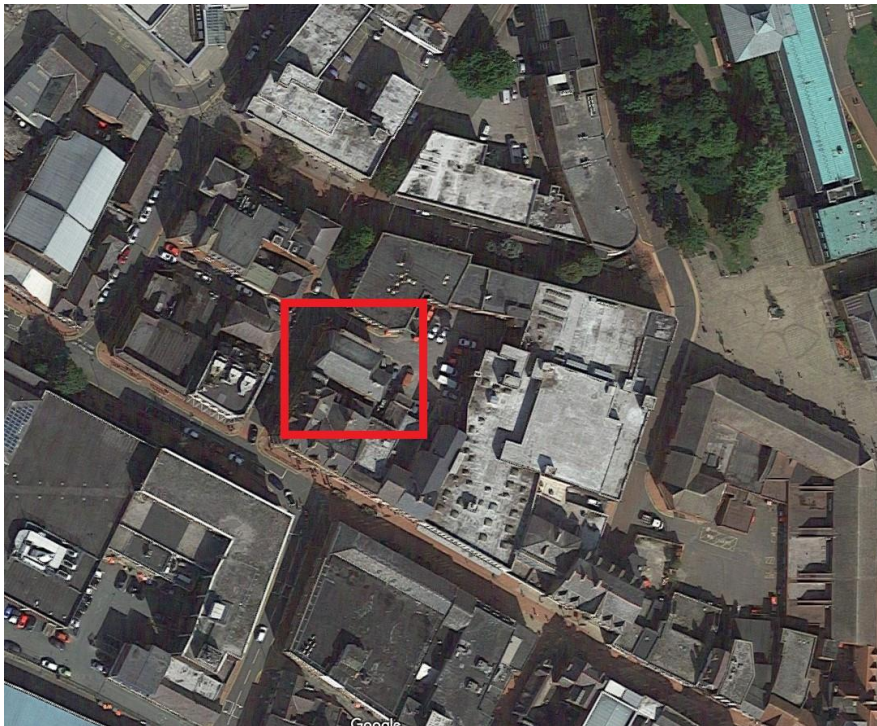


Fig. 1 – Location of Existing Site

The site lies in the centre of the City of Wrexham, approximately a 5-minute walk away from Wrexham Train station. The city has good transport links into Shropshire,

Cheshire and North Wales, with the nearest city being Chester which is approximately 13 miles to the North. The proposed development is located close to all main public transport routes to the city centre, including several bus stops and trainlines. The proposal is within walking distance of shops, schools, parks and other community facilities

4.Amount of Development

A total of 5 apartments are proposed, No.1 x 2 bedrooms and No.4 x 1 bedrooms. The national Planning Guidance that is relevant to this site is provided in:

PPS 1 Delivering Sustainable Developments

PPG 3 Housing

The guidance in PPG 3 accepts that the extent of the development will depend on the overall need for housing and the capacity for the existing urban area to accommodate additional housing. The proposal directly supports housing market renewal and would meet local needs as well as supporting the creation of a sustainable community in this area.

5.Form, scale and appearance

The main usage of the building's ground floor is for a Fish bar & café. This business is well established and the majority of the buildings main street facing front elevation is used for that premises. The old Gun shop and top floor offices were accessed by a separate side entrance, with a shared access stairwell. The proposed new layout for the flats would utilize the existing front and rear access points into the building, so that all the flats had two possible protected routes out of the building in the event of an emergency.

The layout for each flat has been orientated so that all habitable rooms would have the benefit of a external windows and natural light, utilizing all of the existing structural openings and making as few new openings as possible. The scale of the development remains consistent with the original building as the only new external construction will be the entrance porches and the shared bike / bin storage areas.

The proposed glass canopies are modest and would not look overbearing when viewed in context the shop trade signage and neighboring business canopies. Where new window openings are proposed, they would only be on the side and rear facing elevations, so would have very little impact on the neighboring properties or the street facing frontage.

6.Access

The building is existing and is only accessible by stairs so it will not be possible to make the building fully Part M compliant. Provision for cyclists is fairly limited within the site given the building is existing however an allowance of 2 secure spaces per dwelling has been achieved using a shared external bike store.

The building does not have the benefit of any parking spaces currently. If it was being used under its current planning designation: First floor, shops class A1 and Second floor, Offices class A2, then a total parking requirement of No.13 & No.10 spaces respectively should be required under Wrexham supplementary planning guidance note 16 – (Parking Standards). If the building was used as class C3

dwellings, then the space requirement would lessen to 8 spaces, less than the current requirement.

The building is in a very sustainable location. It is within close proximity to the town centre, public transport links, shops, a primary school and various bars and restaurants, which will also lessen the resident's reliance on cars. Based on the above assessment, we believe that the proposal will not have a detrimental effect on the parking around the vicinity of the proposed development site.

Each floor is plumbed with provision for foul waste into the mains sewerage system. Any waste or phosphates generated by the proposed flats would be equal or less than the amount that would be generated by the occupants of the shop & office space if they were operating at full capacity under their current permitted planning usage.

7.Conclusion

To conclude, the application seeks planning permission for the conversion of disused shop and office space into much required dwelling space. It has been designed to be constructed in materials that compliments the existing site, in order to integrate with the development visually and with the existing surroundings.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings