

Planning Design & Access Statement:
New Single Bed First Floor Flat
At 42-44 Henblas Street, Wrexham LL13 8AD
For Welsh Air Ambulance
Dec 2023

Project Description

To replace an unused first floor staff / storage area with a new 1bed, 2 person flat.

Use - Part Retail Unit to Residential

Amount/Size/Scale

The proposal will create a new flat that utilizes unused first floor space within the existing Retail Area and also it will utilize 5sqm of Ground floor space off the existing shared lobby to create a dedicated secure Bin Store.

The Flat will use 65sqm of this unused space at First Floor so no extra space will be created.

Landscaping

The existing external staircase undercroft is caged in with an access door and this will become a secure Bicycle Store.

Appearance

The proposed materials will reflect the existing property and also the surrounding street scene with new aluminium ppc double glazed elements and to enhance the character of the building.

The new Bedroom Window at first floor will closely match the other conservation windows that have an aspect to the Flat roof courtyard and this window will also have a stone cill and head, again to match other adjacent windows.

Inclusive Access

The existing floor will be on one level at First Floor.

The existing steel access staircase will be maintained and some sensitive downlighters installed (Type TBC).

The proposed bin store is internal at ground floor, accessed off the shared lobby and the door has an existing ramped threshold.

The proposed bicycle store will be within the existing under stair cage for heightened security.

Site Photographs