

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

Design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Statement required for:

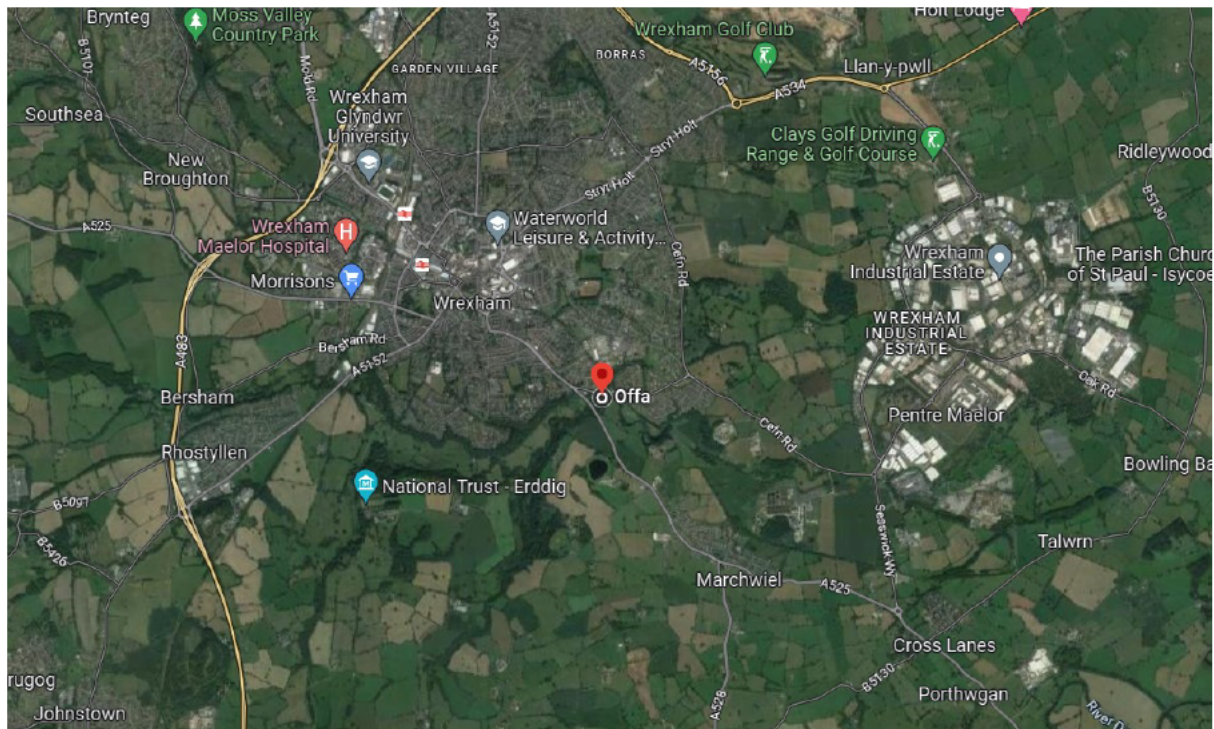
The conversion of first and second floor to provide 4no. 1-bedroom flats which are to be used for assisted living.

1. Brief:

- 1.1** Our client has approached us to prepare and submit a planning application for the conversion of first and second floor to provide 4no. 1-bedroom flats which are to be used for assisted living.
- 1.2** Our clients' main objective with this project is to provide high-quality supported living accommodation which is to be personalised to each resident and help them develop their futures.
- 1.3** The existing structure is currently underutilised and without repair, being brought back into use will ensure the building does not fall into a further state of disrepair.
- 1.4** The existing site is underkept, underutilised and is in need of some maintenance. Conversion of this building will ensure the site is regularly maintained and taken care of.

2. Access, Movement to and from the Site:

- 2.1** The Water Mill, Kingsmill is accessed off Kingsmills Road, Wrexham via the A525 and provides access to a number of residential dwellings.
- 2.2** Access into the site is to remain unaltered with existing parking provisions to be retained. The client has the use of existing parking (highlighted in blue on plans Ref:C14/005). We have indicated 3 additional parking spaces which should be adequate for individuals within the unit.
- 2.3** The site can be accessed from Bryn-Y-Grog Hill and Kingsmill Road from the A525. The A525 provides links into Wrexham city centre, Bangor-on-Dee and towards Whitchurch.
- 2.4** There is a bus stop located 0.8 miles from the site providing transport into Wrexham City Centre. Wrexham City Centre is also within walking distance from the site which provides access to a plethora of amenities such as restaurants, supermarkets, retail shops and Wrexham Maelor Hospital.
- 2.5** Additional modes of public transports are available in Wrexham in the form of a train/Bus. Wrexham provides a direct route to Bidson travelling through the villages and towns of Caergwrle, Hope & Buckley.



1. **Map of road network.**

3. Character:

- 3.1** The Water Mill, Kingsmill dates from the 18th century and was originally closed in 1940 and was restored and reopened as a visitor centre by her Royal Highness the Princess of Wales on 30th July 1991.
- 3.2** According to North Wales Live (2021), originally the mills were used for preparing, grinding corn and making paper. Waterwheels also powered the bellows that drove the iron furnaces within Bersham. The Water Mill, Kingsmill was once one of Wrexham's two powerhouses and without which the above would not have been possible.
- 3.3** Following the Kingsmills closure in 1940, the building was restored as a visitor centre for the Royal Welch Fusiliers in 1991 to display their archives and memorabilia. Unfortunately, the visitor centre was short-lived and closed in 2012.
- 3.4** The Water Mill is situated within a large amenity surrounded by tall trees, hedges and stonework walls defining its boundary. There is a long driveway leading up to the structure. It is clear from the site that this is an impressive structure with vast historical and architectural value.
- 3.5** Our proposals will only benefit the property by making use of the existing building without dramatically altering the external appearance. The alterations proposed will allow 4no 1-bedroom flats to the first and second floor with the ground floor to remain as existing. The

character of the building will be retained with only the windows to be updated on the outside of the building.



2. Existing facing materials

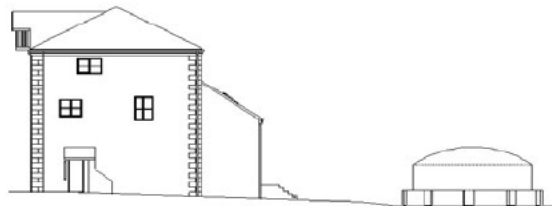
4. Appearance/Design Principles & Concepts.

- 4.1** The existing building comprises red sandstone, sections of brickwork and black timber windows, some of which are broken and blocked up to secure the inside of the building. The roof structure comprises slate roofing material with timber fascia's.
- 4.2** As existing, internally, the ground floor and first floor are mostly open plan with the second floor being subdivided into various rooms such as Bedrooms, Kitchen, and Bathroom. At ground floor level there is a single storey element to the rear which houses the water wheel.
- 4.3** Our proposal includes new timber framed double glazed windows to replace the existing. As seen from images the existing windows are damaged and in poor condition. Updating the windows will ensure the building is more structurally secure and will improve the heat loss from the building.
- 4.4** The majority of the internal design work has been accommodated around the existing openings. Existing openings are to be retained where possible to ensure the character of the building is not adversely affected. We are proposing to slightly lift an existing window to ensure adequate unit space within the Kitchen.

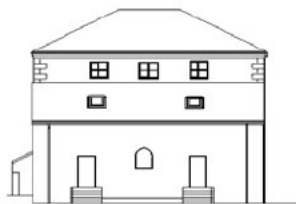
- 4.5** Each unit allows Bedroom, En-suite, Living Area, and Kitchen. A staff room has been indicated at second floor to accommodate the clients needs.
- 4.6** As briefly explained above, the client intends on converting the building to enable supported living and respite care on the first and second floor for young people with individual needs to experience an independent adult life. The conversion will be part of Dr Stefan Coghlan's social enterprise, Draig Supported Living Ltd.



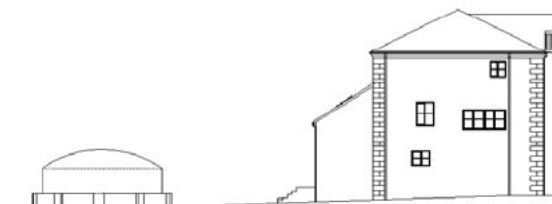
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100

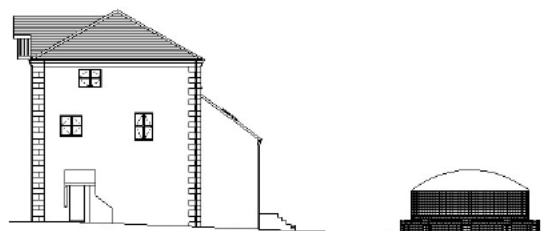


Side Elevation 1:100

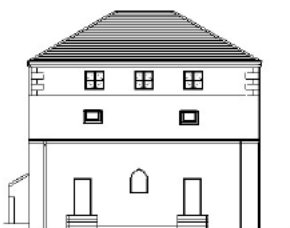
3. Existing Elevations



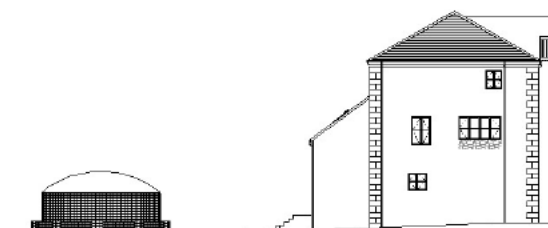
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 49 crimes reported in the vicinity for the month of January 2023. Crimes vary from anti-social behavior to criminal damage and arson. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the proposal would see an increase in these crime figures.
- 5.3** Additional natural surveillance is provided with the occupation of an existing structure.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the converted structure will be thermally and acoustically efficient.
- 6.2** Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the building.
- 6.3** The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.
- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new.

7. Planning Policies

- 7.1** The proposed development is compliant with policies PS2, PS3 & PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion:

- 8.1** We are utilizing an existing resource and creating flats within an existing structure, which is sustainable to the wider area.
- 8.2** The proposal will enhance the structure and ensure the building is converted to the highest standard. The conversion will ensure the building is overhauled and is in good state of repair, ensuring maintenance is not needed for a number of years.
- 8.3** To preserve a building of this importance to the local area, bringing it back into use, should be fully supported by WCBC.
- 8.4** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

Document Prepared by:
Emily Megan Jackson
Architectural Technician
on behalf of Blueprint Architectural Services Ltd