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Design and Access Statement



Statement prepared for:

Mr and Mrs Drukker

Black Park Chapel Trust,
Black Park, Halton,
Chirk, LL14 5BB

Statement required for:

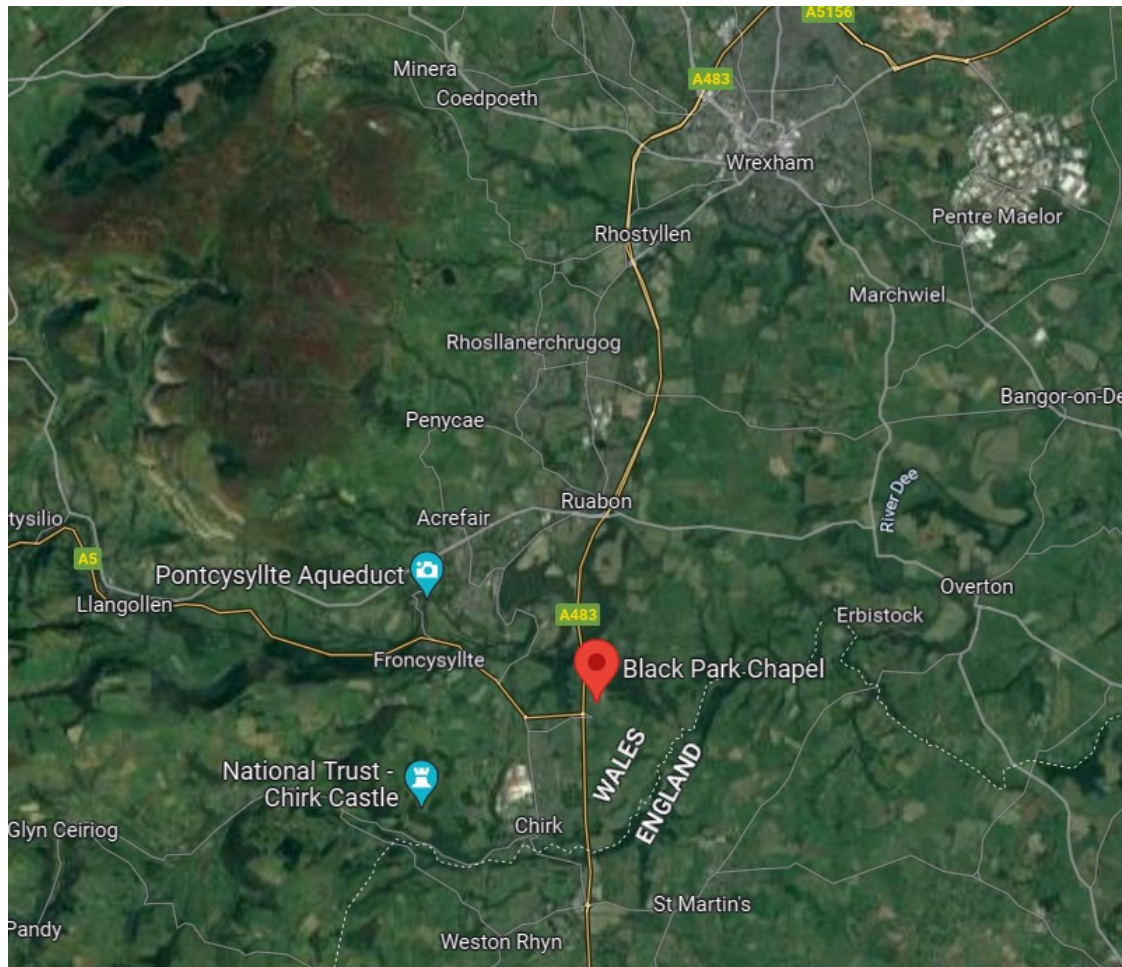
Proposed conversion of existing Chapel building and music facility to form 2no residential dwellings.

1. Brief:

- 1.1** Our client has approached us to prepare and submit a planning application for the conversion of an existing Chapel and music facility to form 2no 4-bedroom residential dwellings.
- 1.2** Black Park Chapel is thought to have been a Methodist Chapel which was built in 1880. It is unknown when the Chapel was shut down, however, the building has been recently refurbished and extended to provide a community music facility.
- 1.3** With the knowledge that this building has historical meaning to the community, it was crucial during the design stage to ensure that any changes made would respect the existing structure.
- 1.4** The purpose of this document is to highlight the benefits the proposed conversion will provide to the client and the community.

2. Access, Movement to and from the Site:

- 2.1** The site address is Black Park Chapel, Halton, Chirk. Chirk is a town and community located within Wrexham County Borough, Wales.
- 2.2** Access into the site is to remain unaltered with existing parking provisions to be retained.
- 2.3** The site can be accessed off Black Park from the Halton roundabout in Chirk.
- 2.4** The Halton roundabout provides residents with links into Wrexham along the A483 and Oswestry, Froncysyllte and Llangollen along the A5.
- 2.5** The A483 provides residents of Chirk and Llangollen direct links to the Town of Oswestry in a southerly direction and the City of Wrexham and Chester in a northerly direction. As well as accessing the locations stated above, the A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool and Manchester are approximately a 1hr 30min from our application site.
- 2.6** There is a bus stop located directly to the left of the access into The Black Park Chapel which provides none car users with public transport service accessing the City of Wrexham and Chester via the bus services 61 & 62.
- 2.7** Additional modes of public transports are available in Wrexham or Chester in the form of a train. Wrexham provides a direct route to Bidson travelling through the villages and towns of Caergwrle, Hope & Buckley. The train network in Chester is far greater with various destinations available such as Crewe, Manchester and Liverpool.



1. Map of road network.

3. Character:

- 3.1 The existing street scene is very traditional in character, made up of a combination of detached/semi-detached two storey and single storey dwellings which comprise a variety of materials such as render and brick with tiled roofs.
- 3.2 The built form of the street scene would remain unaltered. Window and door alterations to the existing structure will be the only visual change to the site viewed off the street.
- 3.3 The existing structure has undergone multiple changes during the course of its life, additions have been added to the building to increase its footprint.

4. Appearance/Design Principles & Concepts.

- 4.1 The existing building comprises render with stonework detailing, slate roofing material and timber framed gothic-style windows and doors.

- 4.2** The existing building comprises Gothic style windows to the front elevation and sash windows to the side elevations.
- 4.3** Externally, we have indicated updated windows to retain the character of the building. Existing openings have been retained, where possible, with some alterations to windows to the rear to allow for bedroom layouts. A new Bi-fold door has been included to allow views and access into the amenity.
- 4.4** Cladding has been indicated to the rear section of the building where windows and openings are to be blocked up. This will allow the existing openings to be blocked up and remain aesthetically appealing externally.
- 4.5** The two-story element of the building has been altered to incorporate a 4no bedroom dwelling. This includes Lounge and WC accessed off the entrance Hall with Kitchen, Dining, Living Area, and Utility to the rear. At first floor, the layout has been altered to provide 4no Bedrooms and Bathroom.
- 4.6** The single storey element of the building has been altered to allow for a 4no Bedroom bungalow. This includes WC, Cupboard and Cloak room accessed off the Porch with an impressive Kitchen, Dining and Sitting room to the front. This space includes all existing chapel openings which are to be retained to provide an aesthetically appealing appearance both externally and internally. 4no Bedrooms with En-sites, Bathroom and a Lounge have been provided and are accessible off the Porch.

5. Community Safety

- 5.1** According to information available to the general public there has been 3 crimes reported in the vicinity for the month of February 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** The proposal will improve on natural surveillance, with occupancy of 2no dwellings, rather than the building being unused.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwellings 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 dwellings.
- 6.3** The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.

7. Conclusion:

- 7.1** We are utilizing an existing resource and creating 2 residential units within an existing structure.
- 7.2** The proposal will enhance the structure and ensure the building is converted to the highest standard. The conversions will ensure the buildings is overhauled and in a good state of repair, ensuring maintenance on the structure will not be required for a number of years.
- 7.3** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

Document Prepared by:

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on behalf of Blueprint Architectural Services Ltd