

Design, Access and Heritage Statement

for

**Former HSBC Bank
Well Street
Cefn Mawr
Wrexham
LL14 3AE**

**Prepared for
Sourced Properties Ltd**

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1.0 INTRODUCTION

1.01 Property

This statement relates to an empty and derelict former bank premises in the centre of Cefn Mawr and within its conservation area. The building has accommodation on four floors including a basement/garden level floor and loft accommodation. The property is built upon a sharply sloping site with the land sloping down front to back. The property immediately abuts the road, but there is a covered side access and an overgrown rear garden.

1.02 Recent History

We are unaware of when the property became empty and redundant, but the decay to the premises suggests this was many years ago.

In 2020 planning was sought and then granted to extend and convert the property into seven individual residential flats. The property was then sold at auction with the benefit of this planning permission. The proposed extension for the property was to be at the rear and was quite dominant relative to the existing building. The current applicant was the purchaser of this property at auction.

1.03 Viability

Following the receipt of the initial estimates from builders for the works to create the seven consented flats it became apparent that the consented scheme had viability issues. Further analysis also showed that the consented scheme was unworkable. For example the ground floor proposed flats 2 & 3 shared a bedroom, whilst some of the upper floor flats had bedrooms only big enough for single beds. Even if these anomalies were overcome the figures for a commercial development did not add up. Build costs appear to exceed well over £500,000, whilst resale values for the flats after selling costs were below £80,000 each.

1.04 The Current Proposal

A review of viability options for bringing this building into re-use considered that the only viable option was to build a more modest rear extension at first floor level and to then convert the building into two 3 bedroom town houses. It is this proposal that this statement now supports and for which we seek a new planning consent.

2.00 CONSERVATION AREA ISSUES

2.01 Frontage

This building forms an important component of the conservation area here, and in particular its frontage. Accordingly the proposals allow for minimal changes to the frontage of the building and the restoration of its architectural features.

In this report we can advise that the only changes proposed to the frontage are the addition of two new doors in a matching style at road level.

2.02 The Extension

As well as preserving the frontage of this building the new proposals significantly reduce the bulk of the proposed rear extension. This will improve views of the building from its side in Well Street as well as from the road that passes below to the rear of the premises.

2.03 Dormer Windows and Roof Detailing

The decorative form of the main roof here within its attractive dormers will remain unchanged. The extension which will have a flat roof behind a traditional parapet will not impinge on or be detrimental to this principle roof.

2.04 Impact of Demolitions

The extent of demolitions proposed here is the removal of the first floor level, monopitch rear roof. The demolition of this was agreed under the previous consent and we do not believe its removal will be detrimental to the conservation area in any way.

3.00 DESIGN ISSUES

3.01 Frontage

As noted above the changes to the frontage are limited to two new entrance doors. These will be timber and in a style to match the existing decorative frontage.

3.02 Bulk

The proposals here significantly reduce the bulk of the rear extension as previously consented.

3.03 Accommodation

These proposals allow for the creation of two family houses from derelict space. Each house will have three bedrooms and two bathrooms.

3.04 Materials

These proposals will use materials to match existing work throughout. Namely brick walls, timber windows and doors, and slate pitched roofs.

Heat loss through windows will be prevented via secondary glazing. This will allow us to retain existing period windows wherever possible.

3.05 Gardens

The garden here will be subdivided and laid to lawn. New fencing will be provided. Each of these gardens will be a sufficient size to suit the houses and will receive day long sunshine.

4.00 ACCESS ISSUES

4.01 Parking

No allocated parking is proposed for these houses, but parking is available to residents in the car park opposite this building. This proposal for two houses here rather than seven flats will significantly reduce the pressure for spaces that this car park would otherwise be placed under.

4.02 Pedestrian Access

Local shops, local services and a large Tesco are all in walking distance of the house. Bus services also exist nearby. Within cycling distance is open countryside and parks including the World Heritage canal site.

4.03 Disabled Access

As these houses are to be built from an existing building we are not obliged to provide disabled access facilities.

5.00 GREEN TECHNOLOGY

5.01 Air Source heat Pump

Hot water and central heating for each of these houses will be via air sourced heat pumps.

5.02 Saving Water

The new extension will drain to rainwater harvest tanks in the gardens. This salvaged water will serve wc's and garden taps. The salvage tanks will have overflows to soakaways.

6.00 NEIGHBOURHOOD CONSULTATION

On the weekend of the 11th and 12th of February the agent here and the applicant walked around the area and consulted local people on these proposals. This was informal chatting and included no paperwork. Nevertheless we are pleased to report all people we spoke to supported these proposals.

Signed Michael Shatford Dated 4th April 2023

M. J. SHEPHERD B.Sc., M.R.I.C.S.
for Shattock Associates