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Design and Access Statement



Statement prepared for:

Bosham Shore Ltd.

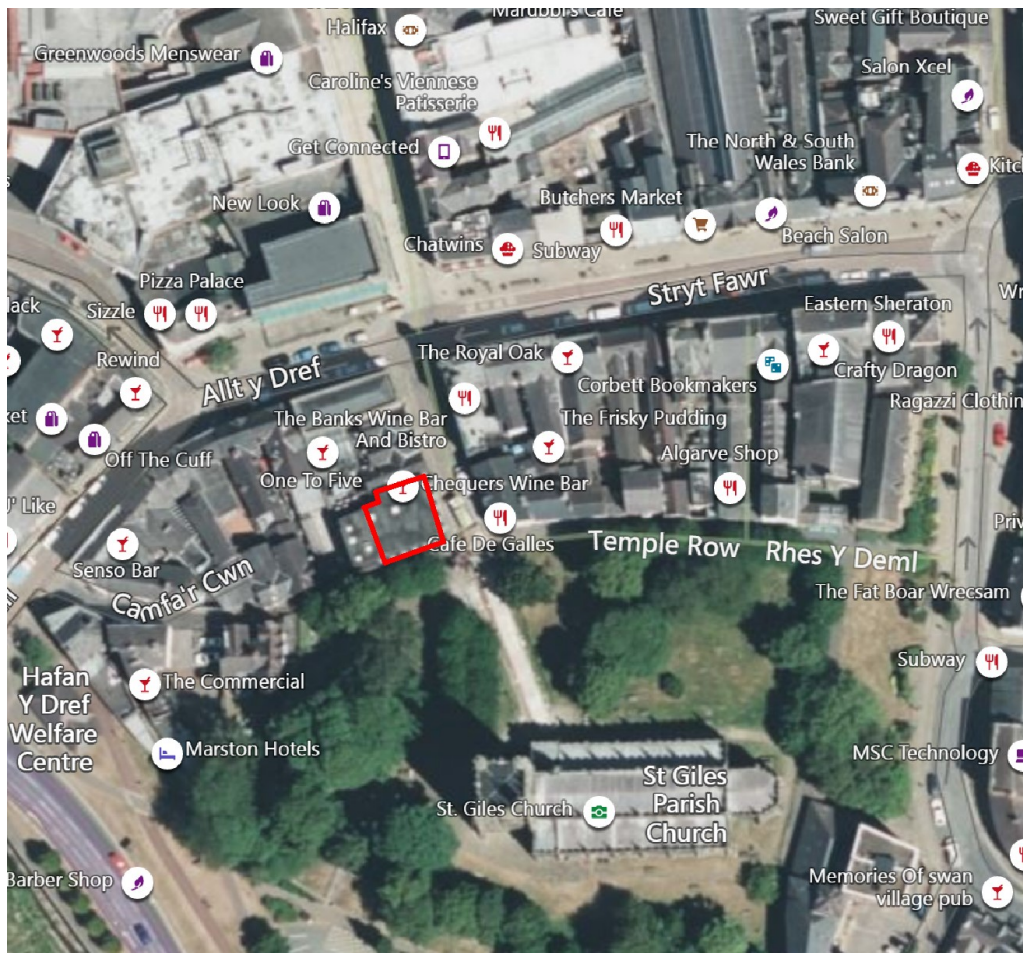
5-7 Church Street
Wrexham,
LL13 8LS

Statement required for:

Proposed alterations and change of use of 5-7, Church Street, Wrexham, LL13 8LS to form 4no. residential apartments.

1. Brief:

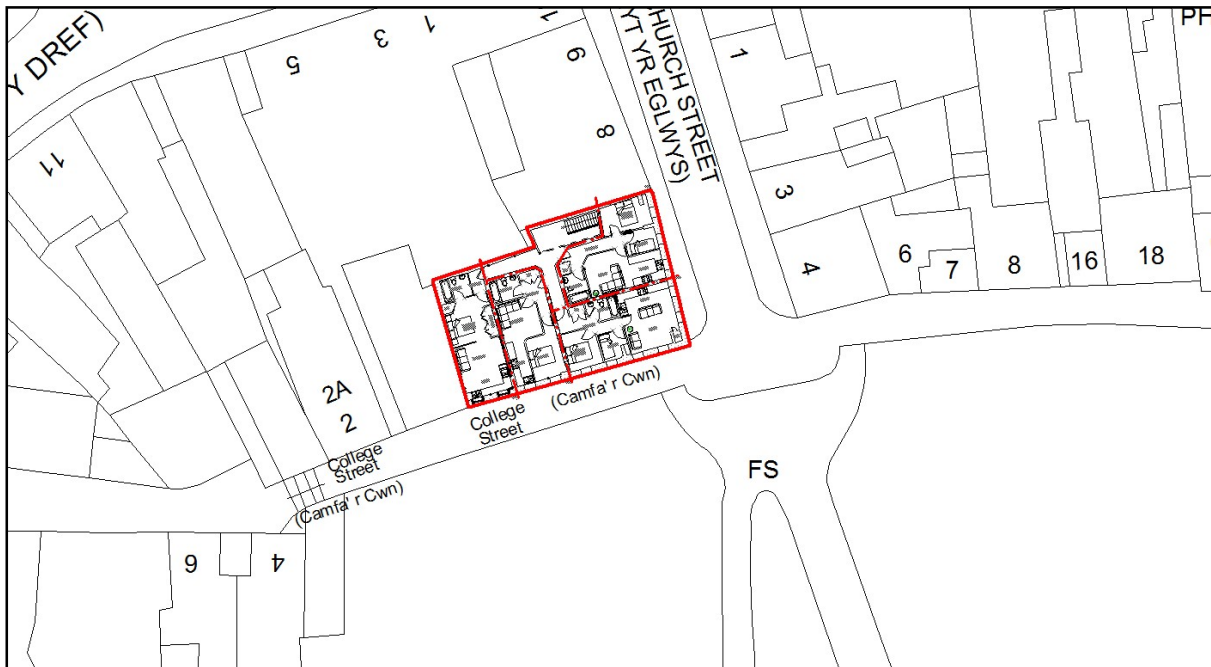
- 1.1 The purpose of this application is to convert 5-7 Church Street to 4no. self-contained apartments. By converting this to 4no. residential apartments it will allow the whole building to be brought back into use.
- 1.2 Footfall in this area is very limited due to its location tucked away from the main highway. Many commercial retail units are empty on the main streets in the town centre with no indication of new businesses wanting to occupy these empty units.
- 1.3 The building currently comprises disused office space. Our brief provided by our client is to maximise the potential of the building, providing the conversion from offices to residential apartments.
- 1.4 Following an initial site visit it was found the existing building is of an adequate size to provide all the space required to incorporate a change of use to residential.
- 1.5 Having studied the area in terms of building uses it was determined the proposal would have a positive impact on the area, ensuring the largely unoccupied unit could be brought into use.



1. Map outlining location of Site.

2. Access including movement to and from the site.

- 2.1** The property is located on Church Street, which is in the town centre. The property is in close proximity to many local conveniences.
- 2.2** Good road links into the town via the A483 connect Wrexham to the A55 which terminates in Holyhead as well as nearby motorways of the M56 which leads to Manchester and M53 which leads to Liverpool. Bus routes are available terminating at the bus station, which is located in the town centre, providing services to the various locations mentioned and more.
- 2.3** As well as bus routes into the town centre the site is easily accessible via car. The site is located just a few minutes away from the A483.



2. Site Plan

- 2.4** With the town centre a few minutes' walk from the site it is proposed the units would be ideally suited to people seeking employment or in employment close to the town centre, or student accommodation, with the university in such close proximity, only a 10 minute walk from the site.
- 2.5** Ample public transport provided to the town centre to the main bus stop located on King Street, many destinations are available such as Llangollen, Oswestry Chester & Mold.

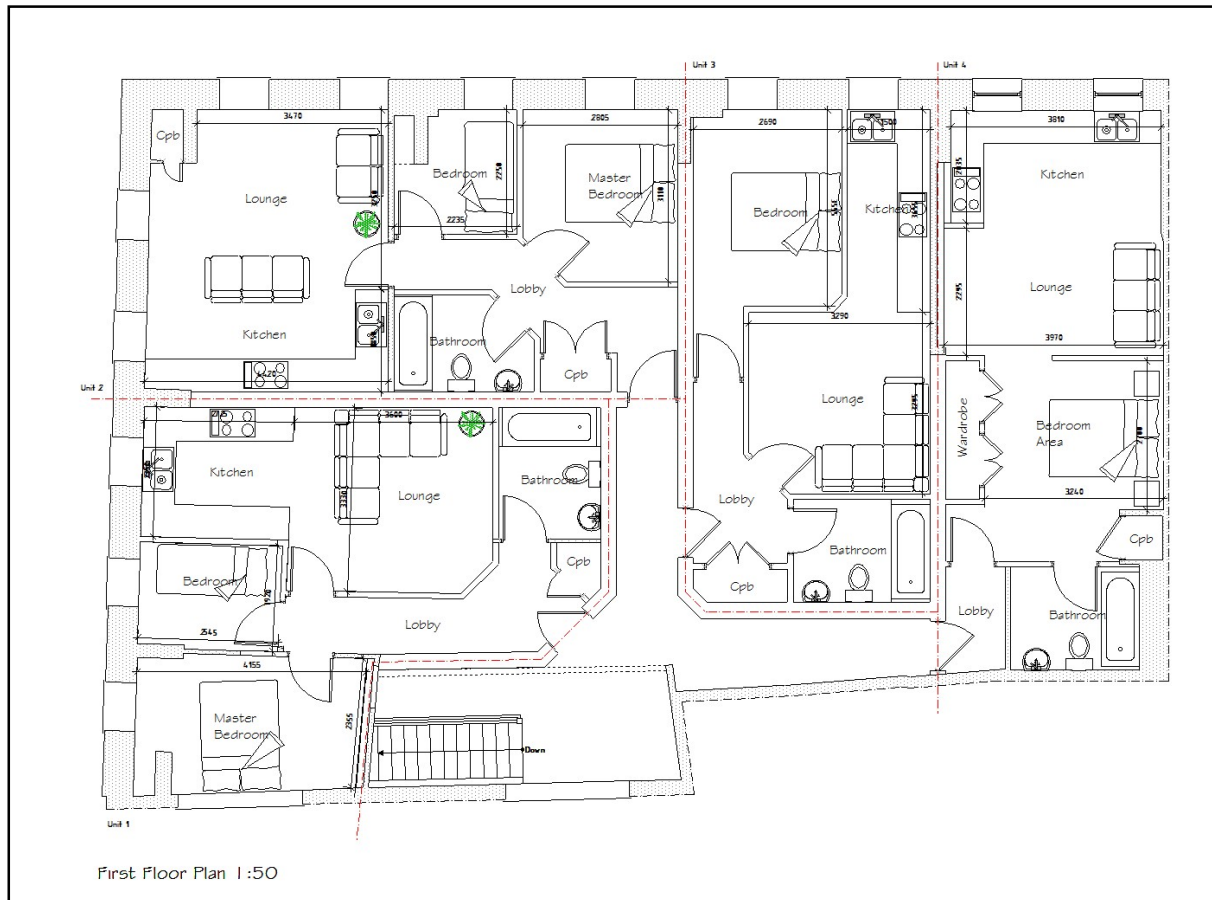


3. Wrexham General Station

- 2.6** There are 2 train stations present in Wrexham, Wrexham General and Wrexham Central only a few minutes' walk from each other this public transport service provides direct links from Wrexham to Chester, Shrewsbury, Cardiff, Hollyhead and Bidston. As the railway network is national, City's such as Manchester, London, Liverpool are accessible with one or 2 changes at stations such as Shrewsbury, Chester and Crewe.
- 2.7** The site is a B1 use with a gross floor area of 208m², using LPG16 guidance notes the parking requirements for the current use at first floor level would require 7 parking spaces. Our proposal would require 6 parking spaces, meaning a reduction in required spaces. Due to the proposal put forward this would mean no net increase on required parking which isn't currently provided on site, on this basis we don't believe the conversion would produce any further pressure on the highway network from its current class use.

3. Character:

- 3.1** 5-7 Church Street, Wrexham is located within the town centre conservation area, with St Giles and the former Commercial Pub which are listed in close proximity to the application site.
- 3.2** As expected the building has been altered numerous times over the years, this is evident with stud partitions in place at first floor segregating areas within the current floor space.
- 3.3** The character of the existing building is to be retained by any proposal put forward due to its location within a conservation area.



4. Proposed Floor Plans

3.4 There are a number of different architectural statements in close proximity to the building, the most extravagant and established being that of St Giles which is located to the South east of the site.

4. Appearance/Design Principles & Concepts.

4.1 The external appearance of the principle elevation will remain as existing. Minor alterations to the external appearance will occur to the side of the building to provide enhanced natural light.

4.2 External openings are to be retained, the proposed alterations to the building will be internal, alterations to the main loadbearing walls are kept to a minimum allowing the conversion to be sympathetic to the existing structure.

4.3 The principle design concept was to retain the character of the existing building, something we believe is achievable with the scheme put forward as part of this application.

- 4.4** All new partition walls that require installing will be constructed in studwork this is to respect the form and construction of the existing building. Although not listed the structure has a role to play within the conservation area.

5. Community Safety

- 5.1** According to the police website (www.police.uk), 63 crimes were reported in the vicinity for the month of February 2022. There is no reason to believe this will be increased.
- 5.2** Due to the change of use proposed, natural surveillance for the area will be vastly improved with the occupation a predominantly vacant building at first floor.

6. Environmental Sustainability

- 6.1** It is thought the change of use will not affect the environmental sustainability of the immediate locality.
- 6.2** This development can be considered as sustainable as it is reusing an existing building rather than demolishing it. Where new materials are to be used, materials are to be sourced locally.
- 6.3** The proposed conversion will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that each apartment has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local and National policies

- 7.1** The proposed residential development is compliant with PS2, of the Wrexham UDP.
- 7.2** The proposal will be fully compliant with EC7 of the UDP preserving and enhancing a conservation area.
- 7.3** The development will respect and enhance the setting of the area adjacent to a listed building as noted within policy EC9.

8. Conclusion:

- 8.1** We feel this planning application should be looked favourably upon as the intention to provide additional accommodation within the town centre ideally suited to young professional's in work or seeking in the area.
- 8.2** The building is prominent and is currently disused, if the building continues to remain disused it will be unmaintained. By allowing this conversion to take place the building will be revamped and brought back into use.

- 8.3** The proposal put forward will ensure the façade of the unit is retained, with parking as stated within the access section of this document **2.8** the situation is better than the current use of the site.
- 8.4** The conversion will provide additional accommodation to the town reducing the number of empty and unused buildings within the town centre.

*Document Prepared by:
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