

Design an Access Statement

Ruabon Cons Club, 23 Park Street Ruabon

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1. Introduction

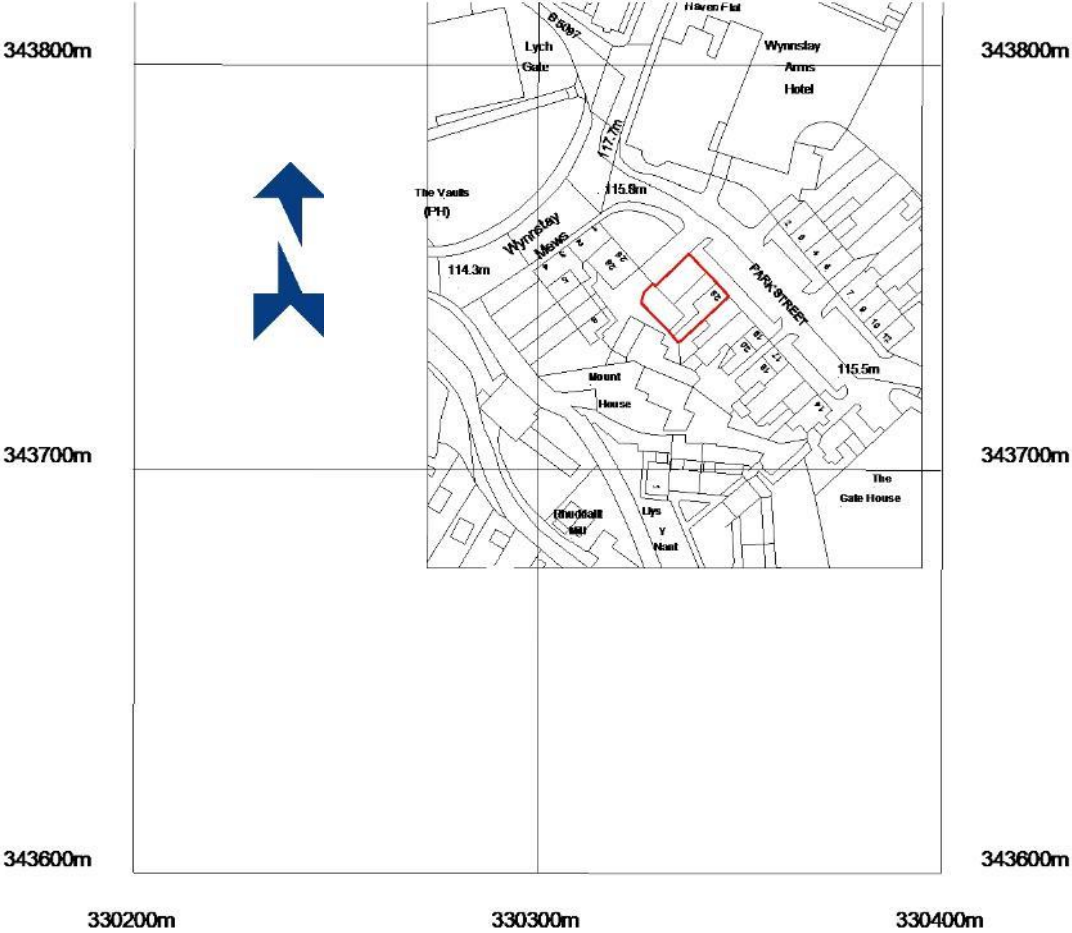
This application has been prepared on behalf of the Ruabon Cons Club who are seeking approval to convert the Grade II listed, former estate cottage, currently used as storage for the cons club, into a kitchen/servery and dining area on the ground floor and staff facilities on the first floor.

The former estate cottage forms part of a block of cottages, of which there are 4 blocks in Park Street. The proposed alterations include minor internal alterations to allow a more flexible use of the building.



2. Context

The building proposed for change of use/alteration is the former end cottage of a block forming a group of 4 blocks of former estate cottages within Park Street, Ruabon.



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2. Context – Photographic Survey



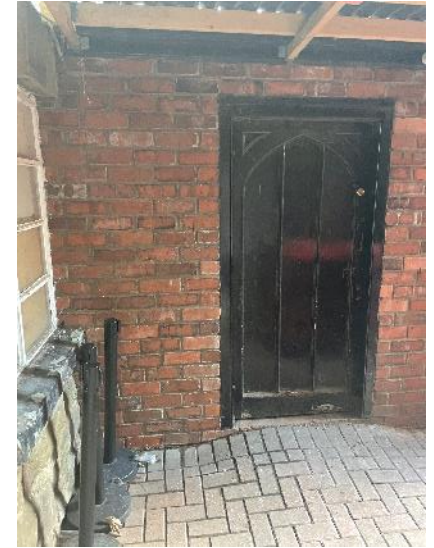
View of the front NW elevation



View of the passage between the two buildings.



View of the rear SW elevation



View of the side door in the single storey rear block.



View of the window in the single storey rear block.



View of the lower rear elevation, within the passage.



View of the existing staircase – to be retained and repaired where necessary.



View of the ground floor front room

2. Context – Photographic Survey



View of the ground floor front room.



View of the partition to be removed from the ground floor front room.



View of the rear elevation of the ground floor rear room.



View of the partition to be removed from the ground floor front room.



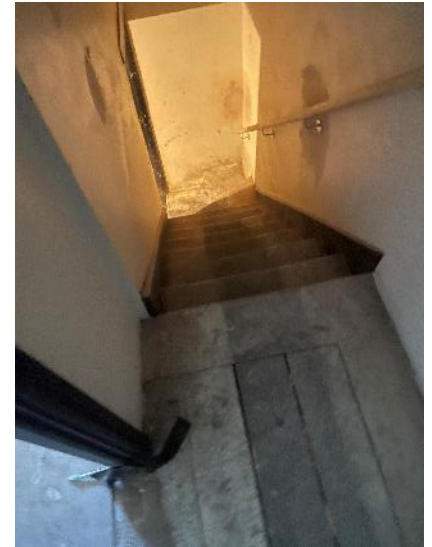
View of the first floor rear room.



View of the first floor front room.



View of the first floor front room viewed from the rear room.



View of the existing staircase from the first floor – to be retained.

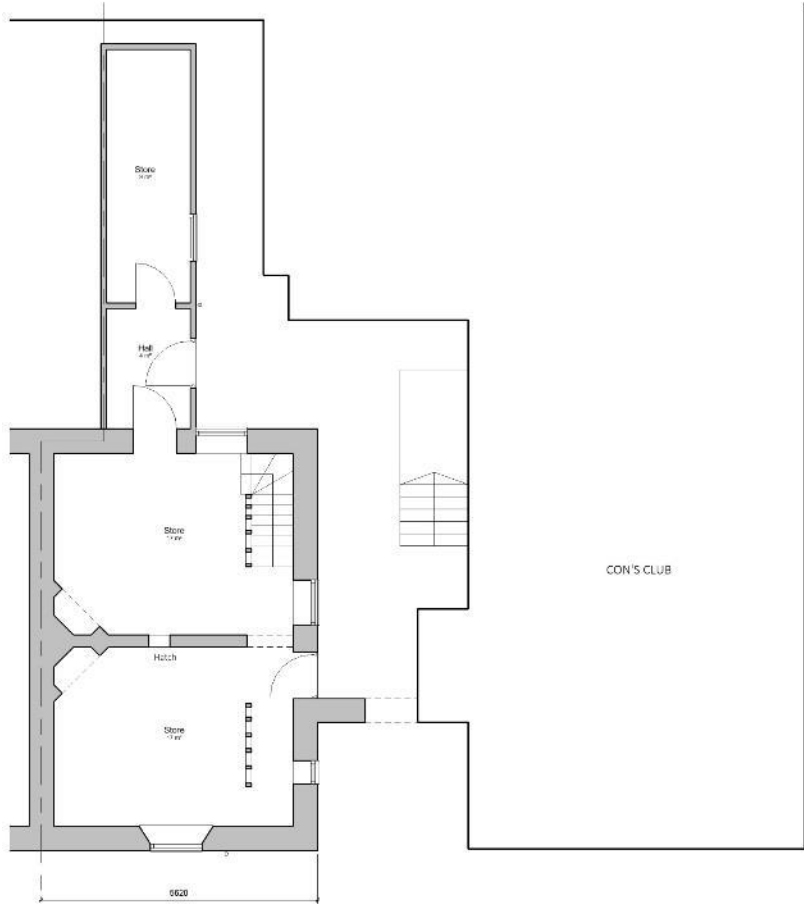
2. Context – Site Plan



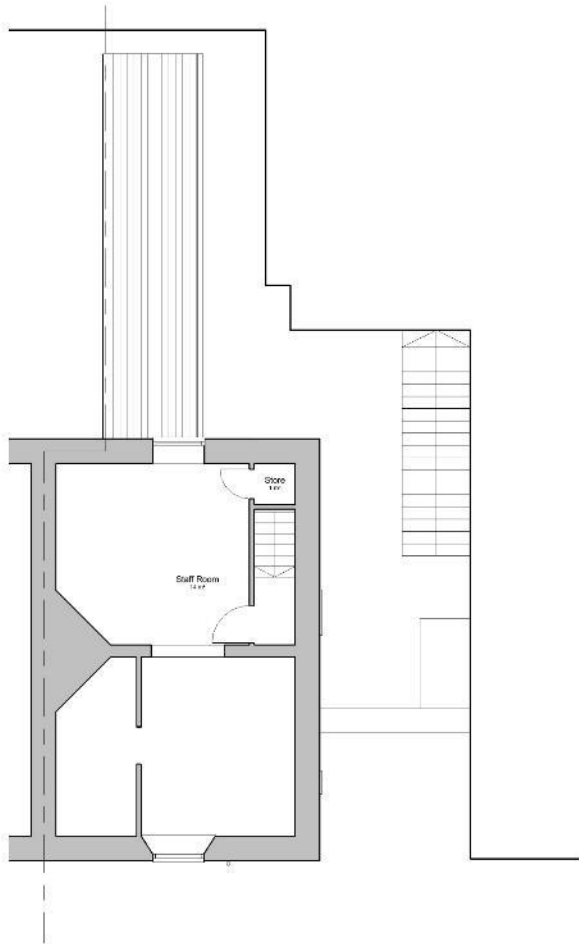
Existing Site Plan
1 : 100



2. Context – Floor Plans



Existing Ground Floor Plan
1 : 50



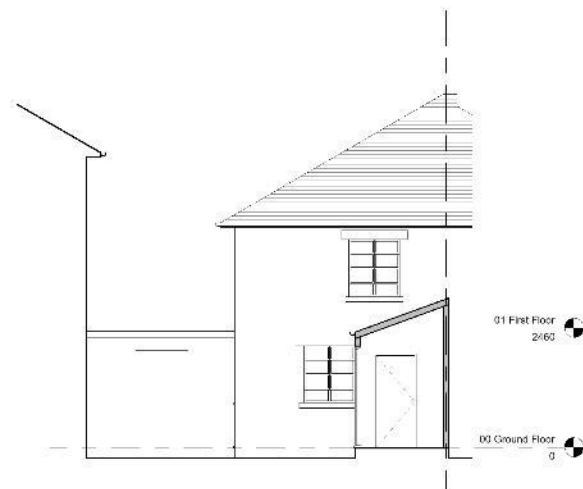
Existing First Floor Plan
1 : 50



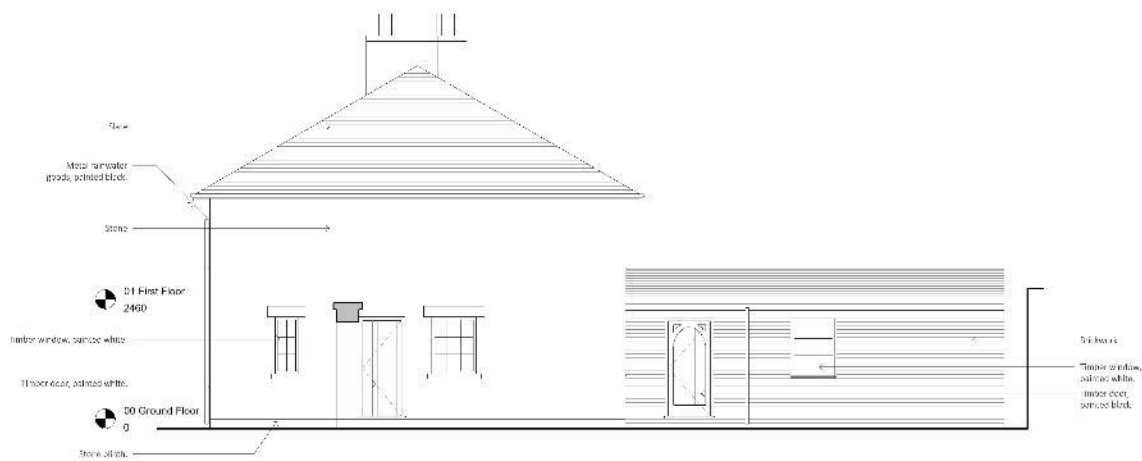
2. Context – Elevations



Existing North East Elevation
1 : 50



Existing South West Elevation
1 : 50



Existing North West Elevation
1 : 50



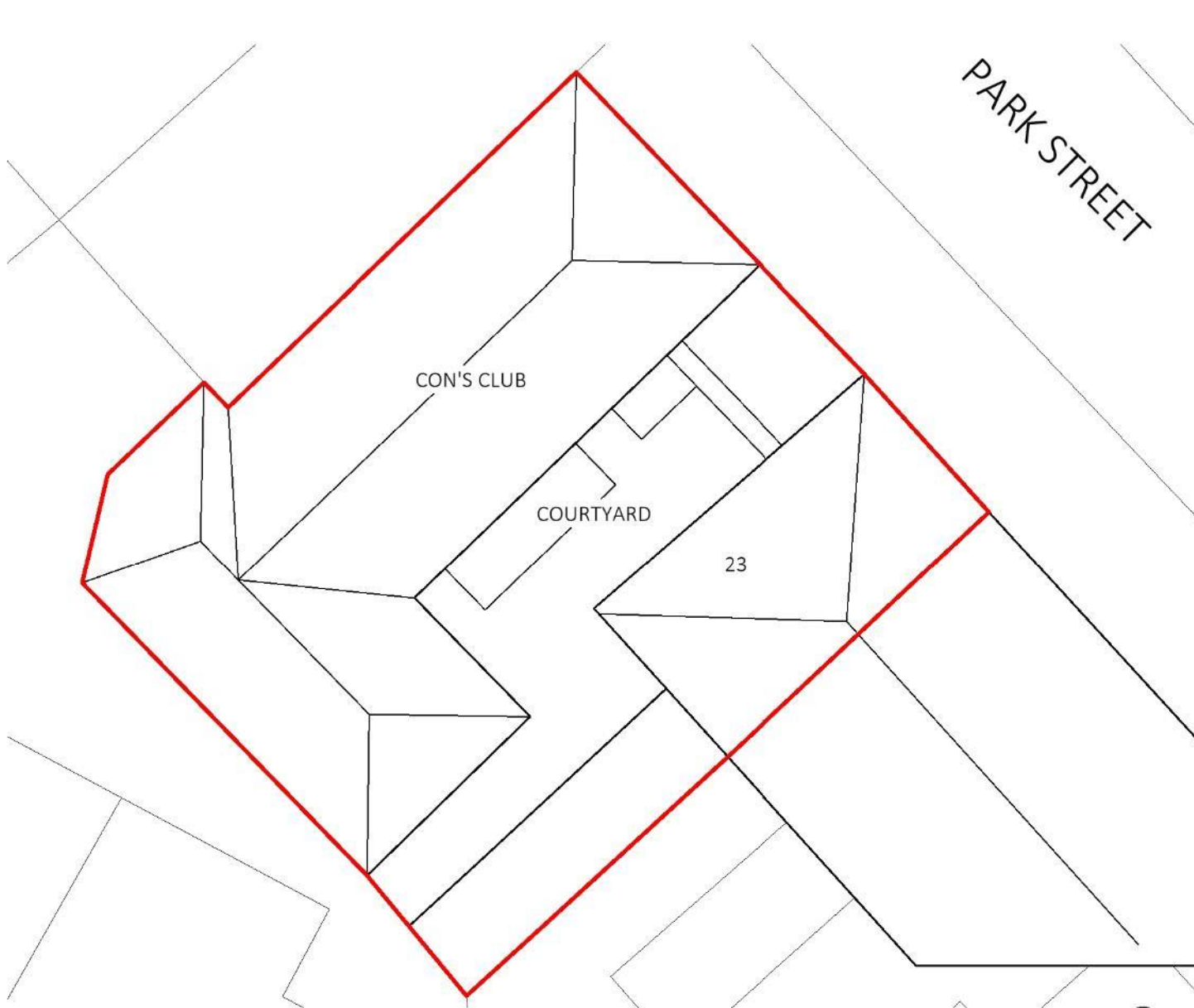
3. Accessibility

The existing access points into and from the building are retained and unaffected by the proposals and will also need to be retained due to the Grade II listing. The proposals will ensure that the existing access will be no worse than existing and improved where possible.

There is existing parking via a lay-by next to the building and the public car park in Park Street. There is level hardstanding around the building, allowed wheelchair users to access the building via a level access and also be set down next to the building.



4. Character – Proposal Drawings



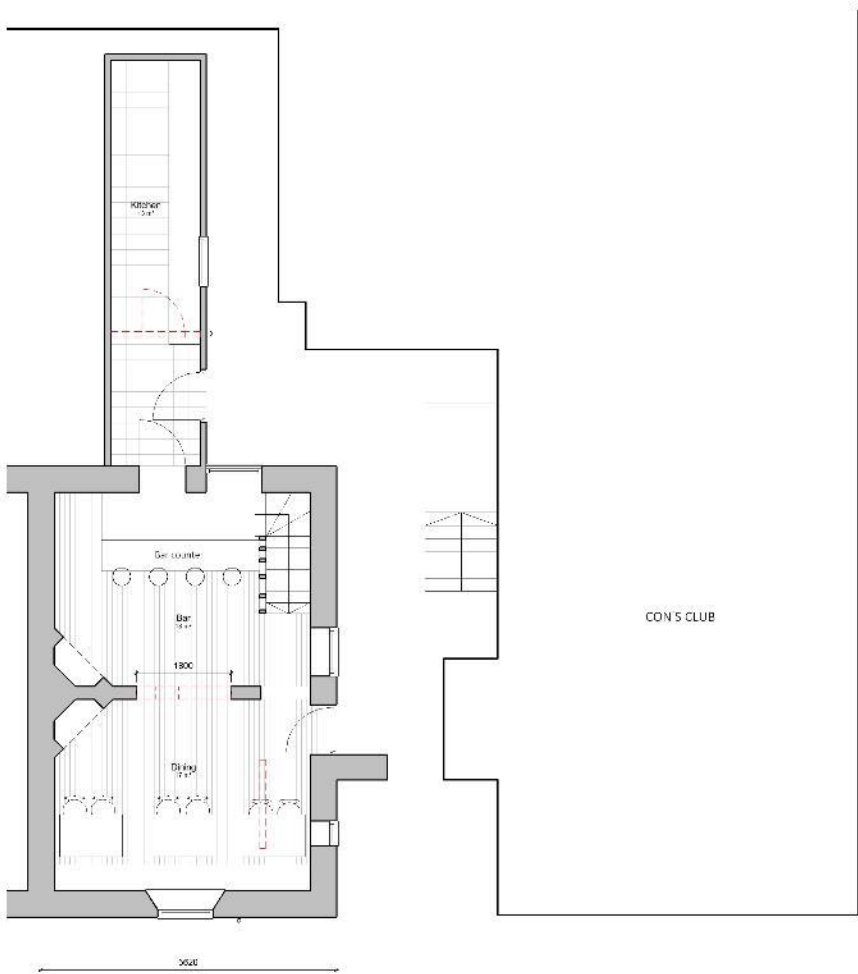
The proposals retain the existing character of the area and also maintain the street scene as the external appearance remains unaltered.

Proposed Site Plan

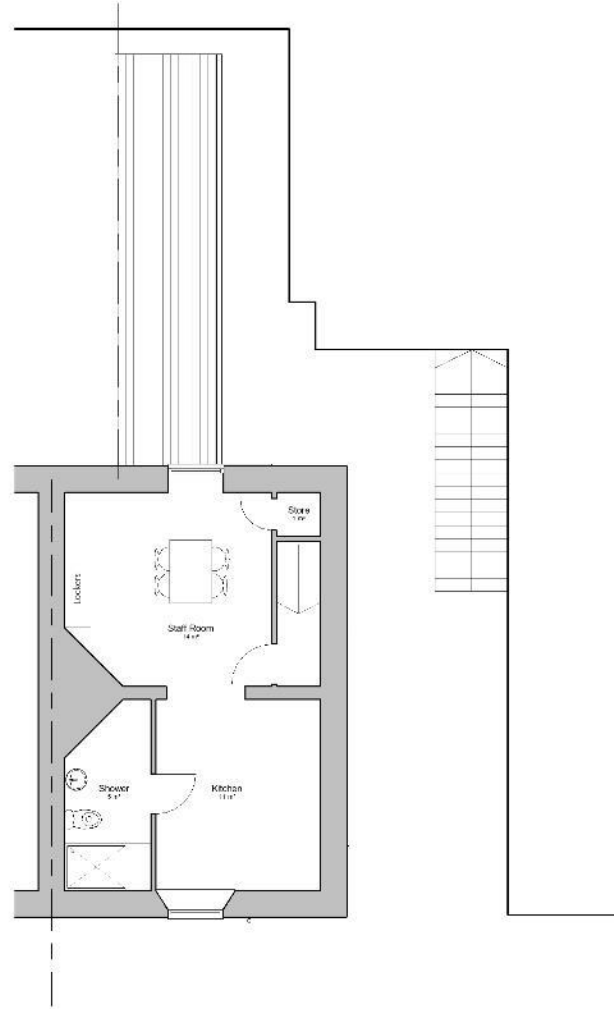
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4. Character – Proposal Drawings



Proposed Ground Floor Plan
1 : 50

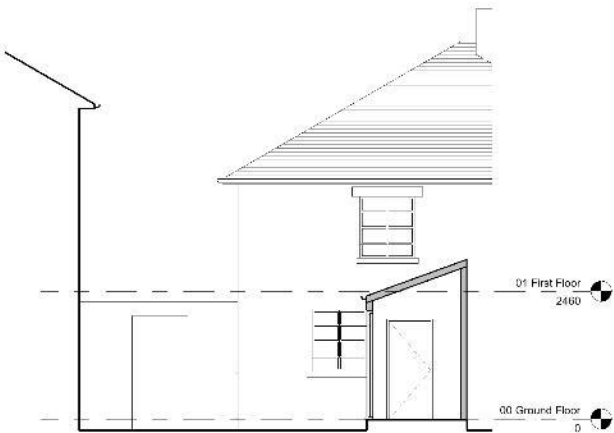


Proposed First Floor Plan
1 : 50

4. Character – Proposal Drawings



Proposed North East Elevation
1 : 50



Proposed South West Elevation
1 : 50



Proposed North West Elevation
1 : 50



4. Character

The proposed works are minor and limited to internal alterations. The external appearance of the building remains unaltered. The proposed alterations will allow the building to be used and enjoyed by the public and community of Ruabon. The character of the existing building and its impact on the surrounding area are unaffected by the proposals.



5. Environmental Sustainability

By utilising an existing building which is currently under-used the proposals are sustainable in their nature. As the proposed alterations are minimal the on-site processes are also reduced to a minimum, reducing environmental impact. The proposed alterations also gives potential for extra insulation to be added to internal walls to reduce the amount of heating required. The existing roof and ceilings will remain unaltered by the proposals.



6. Community Safety and movement to and within the site.

As the intended use of the building is for the community the proposed use will fall under the health and safety act. The existing access points into and from the building are retained and unaffected by the proposals. The proposals aim to create a staff welfare area on the first floor with means of escape through the existing rear entrance door and secondary means of escape through existing first floor windows.

There is existing parking via a lay-by next to the building and the public car park in Park Street. The existing arrangements for people visiting the club will remain unaltered.

