

Blueprint Architectural Services Ltd

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

Tel: 01978 356500

Dafydd@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement required for:

Proposed conversion of existing dilapidated offices to form 3no apartments at Measgwyn Road, Wrexham, LL11 2AP.

1. Brief:

- 1.1** We have been approached by our client to seek the permission needed to convert the existing office space to 3no apartments with cycle and bin store.
- 1.2** We have previously been employed by our client to obtain permission to convert the unit to residential apartments, planning permission was granted under application no: P/2016/0298.
- 1.3** The existing offices have been vacant for a number of years and have fallen into a state of disrepair with vandals targeting the unit of an several occasions.
- 1.4** The aim of the proposal is to ensure this vacant unit can become usable. It is necessary for the conversion to be sustainable to our client in terms of conversion costs and the usability and functionality of the building for its proposed use.

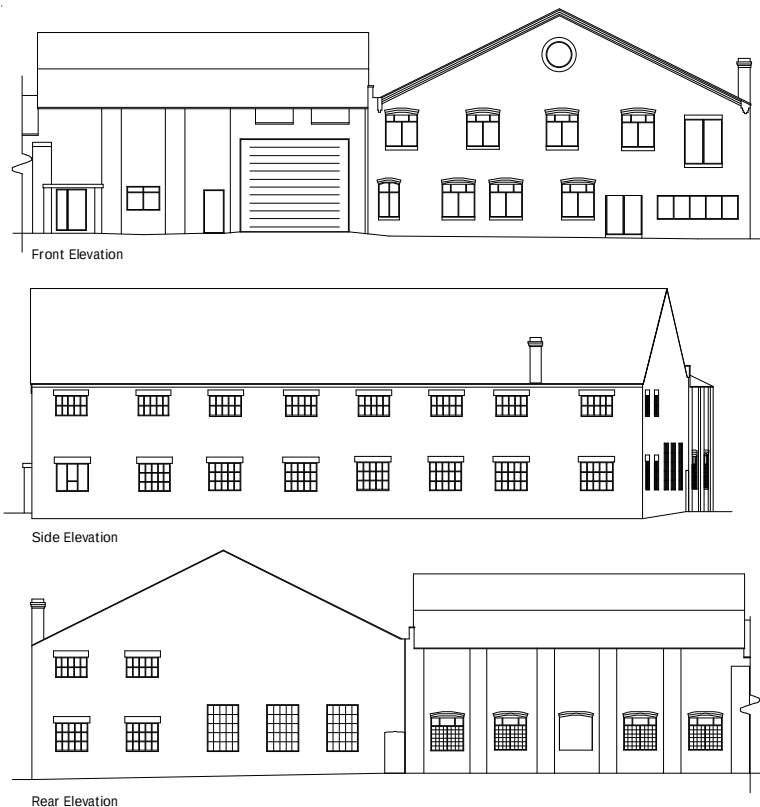
2. Access and Movement to and from the site:

- 2.1** The previous submission included an area for undercover parking in an attempt to ease congestion along Measgwyn Road. This meant affecting the existing façade forming a large opening within the existing masonry walls. It is noted the current use of the unit would congest the existing highway further, due to the number of spaces required to serve the offices.
- 2.2** The existing use is B1 Offices with a gross floor area of 257m², using LPG16 guidance notes the parking requirements for the current use would be 9 spaces, 1 space per 30m² floor area. Due to the location of the apartments it is deemed 1 on street parking space per apartment is sufficient with an adequate cycle store provided within the building. This would mean a huge reduction in the potential on street parking should offices re-open in this location.
- 2.3** The central location of the property does mean the use of a vehicle could be avoided with many public transport links available within the town centre. The property is located on Maesgwyn Road, which is approximately a 10 minute walk from the town centre. Excellent pedestrian footways and pelican crossings make the task of accessing the town centre via bicycle or by foot a simple one.
- 2.4** All conveniences can be found within the town centre from Supermarkets, sports shops to local authority offices and banks. Wrexham is a prime location for additional homes with the high level of employment that can be found in the town centre and on the outskirts within one of Europe's largest industrial estates.
- 2.5** As the application site is in a central town centre location where many public transport links are available along with a number of private hire taxi firms. Bus routes are available terminating at the modern bus station which is located in the town centre, providing services to the various locations in and around the County Borough.



1.
Wrexham General Station

- 2.6** Wrexham General train station is within a stone's throw of the application site. The rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crewe, Manchester, Newcastle etc. The prime location of the apartments in such close proximity to the train station will allow occupants to access the country's largest City's with ease.
- 2.7** With the town centre being some 10 minutes' walk from the site and train station some 5 minutes' walk the apartments would suit young professionals seeking work in the area.
- 3. Character:**
- 3.1** As you would expect the property has been altered over the years, most recently used as offices several years ago.
- 3.2** The offices that we are proposing to convert is part of a larger industrial unit which extends back towards the railway line.
- 3.3** The former offices are prominent in comparison to the adjacent dwellings. These offices have been a targeted by vandals, smashing windows and graffiti has been painted on the walls within the workshop area.



2. Existing Elevations

- 3.4** A large gable constructed from brickwork forms the front façade of the building. This provides a traditional appearance with arched brickwork above large window openings. Due to its prominent location it is important to us that the character and the history of the building is retained as part of the proposal put forward.
- 3.5** As can be seen from the existing plans the offices have been altered over the years with the addition of a large horizontal opening, which clearly isn't part of the existing structure, a picture of the opening is provided as part of this document (see the front sheet).
- 3.6** Predominantly there is residential accommodation on Maesgwyn road this is on the right hand side when viewing the street from the road junction of Regent Street. There are semi-detached houses and terraced houses that make up the street scene with the commercial building we are proposing to convert next to the former miners rescue centre.
- 3.7** The large commercial buildings attached to the offices, have had many usages during its life span. Originally the building was the Wrexham tram depot. After the tram service had ceased the building was then used as a bus depot. Most recently the building was used as a car body repair garage & car workshop.



3.
Houses on Maesgwyn Road

4. Appearance:

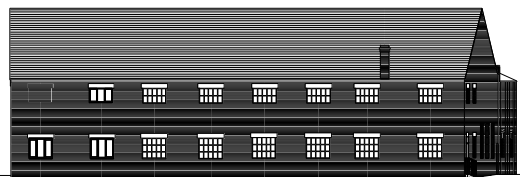
- 4.1** The proposed conversion is to be sympathetic to existing structure. The proposal will include for removal of windows that have been installed at a later date. We are proposing to alter window openings which would match existing openings to ensure the character of the building is not affected by the proposal.
- 4.2** The proposed window styles differ on the existing building. We have indicated a similar style of window to the existing to be installed to the front façade to ensure the character of the

building is retained. To the side elevation we have proposed a more simple three pain unit as the plans indicate.

- 4.3** The previous approval for the application site included a large opening to be formed within the existing brickwork. Although every attempt would be made to make this alteration as sympathetic to the existing unit as possible, it would have had an impact on the visual appearance of the unit. This current proposal has now removed this opening retaining existing window openings, ensuring the appearance of the unit is enhanced.
- 4.4** The existing large rectangular non-original window is to be partially blocked up and altered to accommodate a double door as illustrated on drawing D101/002. This opening will provide the unit with an undercover bin and bicycle store, ensuring the storage of bins does not affect the outlook for existing residential tenants, with bicycles stored securely on site.
- 4.5** The existing building is to be altered internally. Should any works that have been indicated on the plan affect the building structurally, a suitably qualified engineer will be employed to ensure the building is safeguarded from any possible collapse during construction work.
- 4.6** All construction works required is to be inspected at the various stages by building control to ensure the building is being converted to the required standard.
- 4.7** Workmanship is to be carried out to a high standard to ensure alterations to the existing building are seamless. Alterations to existing window openings are to be done using re-claimed brickwork to match the existing unit.



Front Elevation 1:100



Side Elevation



Rear Elevation

4. Proposed Elevations

5. Community Safety

- 5.1** Due to its location, there have been a number of crimes reported in the area. According to the police website (www.police.uk), 137 crimes in July 2018 were reported in the vicinity. There is no reason to believe this will be increased by the apartments our client is proposing.
- 5.2** The proposed conversion would increase the natural surveillance of the area, as the building would be occupied. This would aid in preventing any possible crime in the area.

6. Environmental Sustainability

- 6.1** A scheme of modernisation and refurbishment has been put forward, allowing us to re-use an existing structure in a sustainable way.
- 6.2** All work that is proposed will be controlled by building control ensuring the building is compliant with current building regulations legislation.
- 6.3** Soundproofing measures are to be installed within the existing structure to ensure the apartments are adequately soundproofed from the unit beyond. The apartments will also be insulated to building regulations standards to ensure a comfortable home is provided.
- 6.4** 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. Conclusion:

- 7.1** 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 seeking work or employment in the area.
- 7.2** The building is prominent to existing dwellings and is currently in a dilapidated state where vandals have targeted windows and walls within the building. At present the building is an eyesore to local residents, by allowing this conversion to take place the building will be revamped and be a secure building ensuring vandalism won't occur.
- 7.3** The planning department have previously granted apartments at the site, this proposal however affected the characteristics of the building. The proposal put forward will ensure the façade of the unit is retained, with parking as stated within the access section of this document an improved situation in terms of the buildings current use.
- 7.4** The conversion will provide additional accommodation to the town, which is a recognized requirement for the county borough.

Document Prepared by:
Dafydd Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd