



Wrexham Henblas Street

Design & Access Statement



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Introduction

Introduction

This Design and Access Statement has been prepared by Studio KMA Ltd. to support a planning application at Henblas Street, Wrexham, Clwyd, LL13 8AD on behalf of Hindle Property Investments Ltd.

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development. As such, we recognise the need for the preparation of this design statement to set out in a clear and concise manner:

- **Spatial Context** - analysis of the physical characteristics of the application site and its surroundings.
- **Design Statement** - describing the proposed use and the design principles upon which the proposals are based.
- **Access Statement** - providing details of vehicular (service) and pedestrian accessibility.
- **Environmental Standards** - demonstrating a commitment to play a role in the future sustainability of the town.
- **Conclusion** - providing an overview of the submission.

This Statement is intended as a positive tool for Wrexham County Borough Council and all other relevant third parties.

Application for Planning Permission

This full planning application seeks consent for the construction of a mixed-use development, 10no. studio apartments and 3no. 1 bedroom apartments (Use Class C3(a)) at first and second floor over 2no. retail units (Use Class A1) at ground floor.

Planning History

The most recent planning application associated with this development site is identified below;

Reference:	WRR P/2005/1142
Date:	January 2006
Address:	Former Hippodrome site, Henblas Street, Wrexham LL13 8AD
Proposal:	Demolition of existing building and construction of A1 retail units
Status:	Approved with Conditions

Document Schedule

This Design and Access Statement is to be read in conjunction with the following submitted drawings prepared by Studio KMA:

- T743_P001 - Location Plan
- T743_P002 - Existing Site Plan
- T743_P003 - Proposed Site Plan
- T743_P004 - Proposed Ground Floor Plan
- T743_P005 - Proposed First Floor Plan
- T743_P006 - Proposed Second Floor Plan
- T743_P007 - Proposed Elevations (A and B)
- T743_P008 - Proposed Elevations (C)
- T743_P009 - Proposed 3D View 1
- T743_P010 - Proposed 3D View 2
- T743_P011 - Proposed 3D View 3
- T743_P012 - Proposed 3D View 4
- T743_P013 - Proposed 3D View 5
- T743_P014 - Proposed Visual

The following supporting documents have been prepared and are to be read in conjunction with the submitted drawings prepared by Studio KMA:

- Planning Statement
- Drainage and Utilities Strategy Statement
- Topographical Survey
- PAC Report



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The Site

The Site

Location and Context

Wrexham is located within the centre of the densely populated industrial region of North-east Wales, close to the Cheshire border, approximately 8 miles south of Chester.

The town is the largest in North Wales and has a population of approximately 66,500. Often described as the capital of North Wales, Wrexham is an area of commercial and industrial growth.

The Wrexham Town Centre Conservation Area includes the main historic and commercial streets of the town centre.



Wrexham location



Wrexham Town Centre Conservation Area



Application site aerial view

The application site is located on Henblas Street, Wrexham, Clwyd, LL13 8AD, formerly the home of a Public Hall and Corn Exchange destroyed by fire in 1906. A new Public Hall and Theatre was constructed in 1909 called the Opera House & Public Hall. This building was later renamed the Wrexham Hippodrome in 1911 and was renamed again in 1929 when it became the Hippodrome Cinema.

On the 16th June 2008 a major fire caused extensive damage to the building and ten months later in April 2009, the theatre was demolished following planning approval for replacement new retail units.



Location Plan



Former Hippodrome photographs

Character

Wrexham is an historic market town with a character largely dominated by the 18th and 19th century architecture of the Georgian and Victorian periods. Many of the buildings are two and three storeys high giving the town a “human scale” and an intimate urban character.

Main streets within the town centre are pedestrianised, an important feature of the town; the permeability of the urban grain being created by the old narrow streets and alleyways between the main streets.

A rich variety of building materials is evident in the town centre. Many of the medieval buildings within the town centre have been extended, adapted or re-fronted using local sandstone or the local Abenbury brick combined with sandstone dressings, or alternatively, lined- out ‘stucco’ renders.

Many important public and commercial buildings have been erected using fine cut ashlar using both red and yellow sandstone. The use of render combined with decorative stone features to window and door surrounds and the use of local red Ruabon brick and terracotta makes up a number of traditional building styles contributing to Wrexham’s unique blend of character.

Ornamentation and decoration are evident throughout the conservation area and make a significant contribution to its character. Terracotta mouldings, iron balustrades, decorative corbelling and wrought iron sign brackets, play a significant role in contributing to the visual quality of the conservation area.

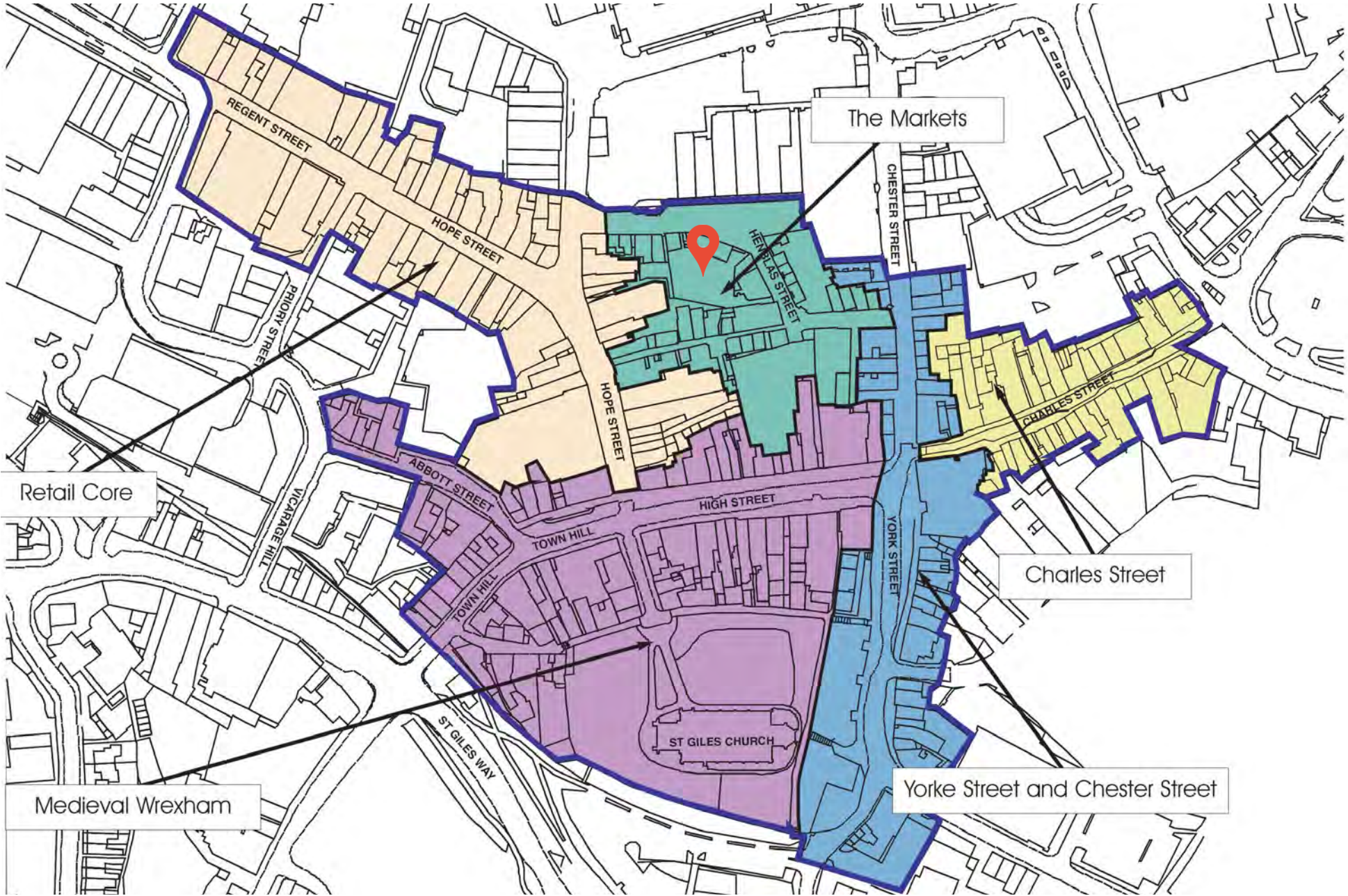


Wrexham town centre photographs

Application Site

Located within the Wrexham Town Centre Conservation Area, the site is currently vacant with timber hoarding and advertisements to the perimeter and fronting Henblas Street. Whilst the site frontage benefits from a number of attractive landscaped planters, the site generally weakens the street scene and the overall quality of the conservation area.

The application site sits within 'The Markets' character area, one of five special character areas identified within the Wrexham Town Centre Conservation Area Assessment and Management Plan, shown on the map opposite.



Wrexham Town Centre Conservation Area - Character Areas

Henblas Street is identified as comprising a very special part of Wrexham, which has a very intimate and personal character as a result of the humble small-scale buildings lining the south side of Henblas Square, Henblas Street and Bank Street.

The redevelopment of the application site is specifically identified within the Conservation Area Assessment and Management Plan as a desired outcome for the enhancement of the historic quality of the town centre.



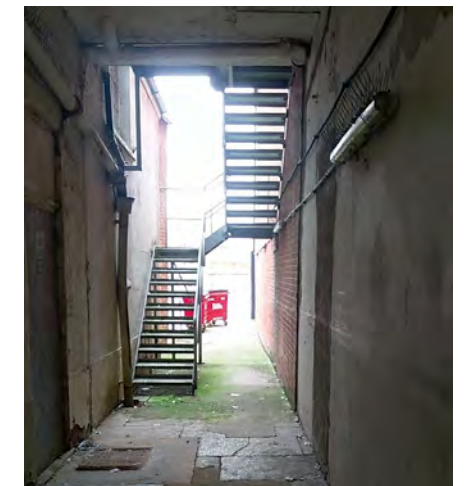
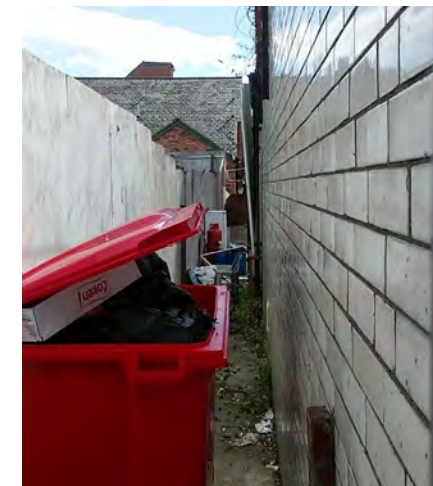
Wrexham Town Centre Conservation Area Character Area - 'The Markets'

Whilst there is a mixture of architectural styles, many buildings follow a pattern of 2 storey, narrow-fronted, domestic scale buildings with sliding sash windows to the upper floors and traditional shopfronts below. A mixture of brick, painted brick or render finishes with slate roofs dominate the area.

The curve of Henblas Street and the intimate rhythm of fenestration create interest and anticipation, which culminates in the tightly enclosed area at the bottom of Bank Street where the ornate entrance to the Butcher's Market faces the curved corner entrance to the General Market opposite.



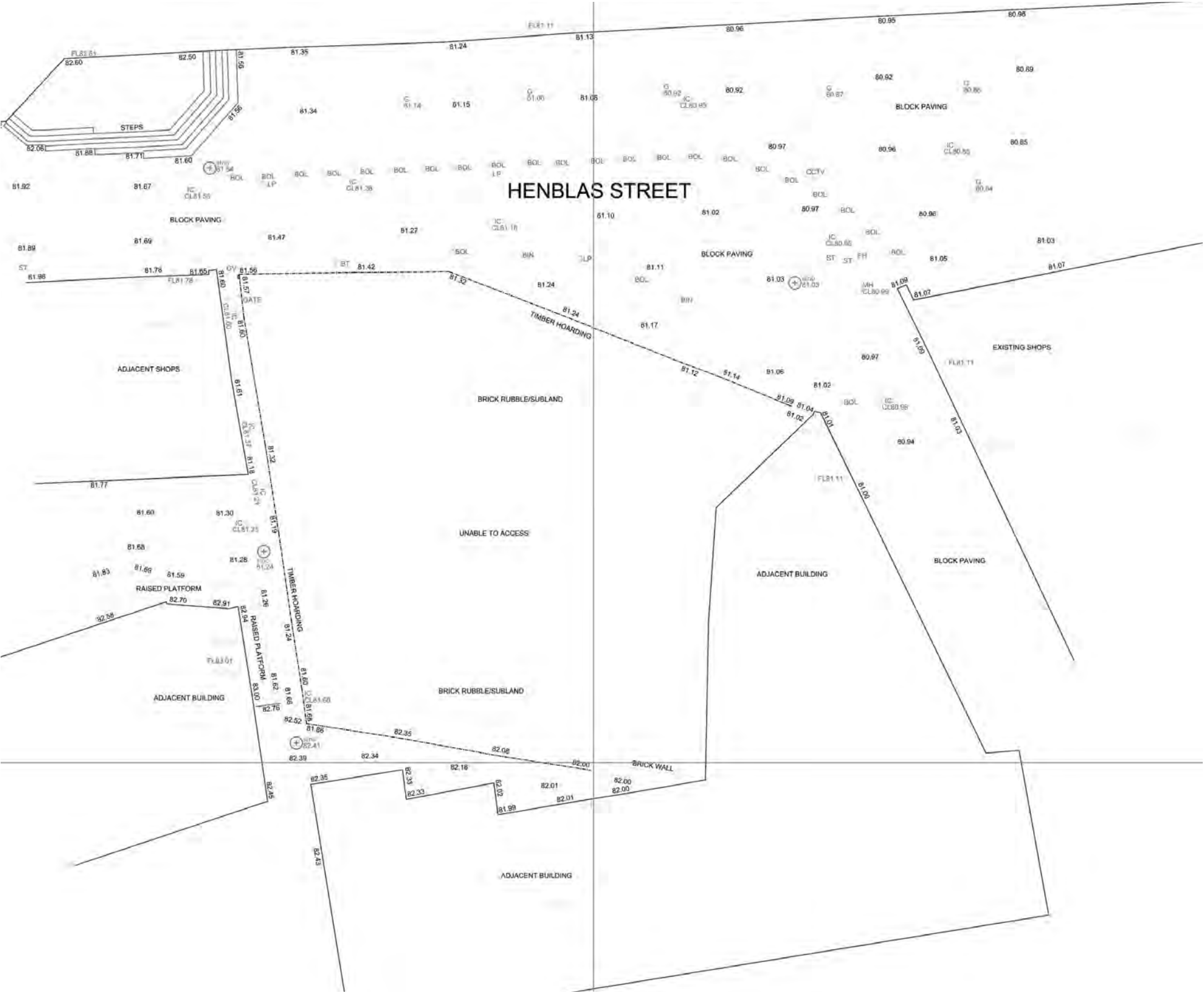
Henblas Street photographs



Application site photographs

Topography

The application site is relatively flat, being a previously developed brownfield site within Wrexham town centre. The topography rises approximately 0.5m from east to west, with an approximate rise of 0.75m north to south.

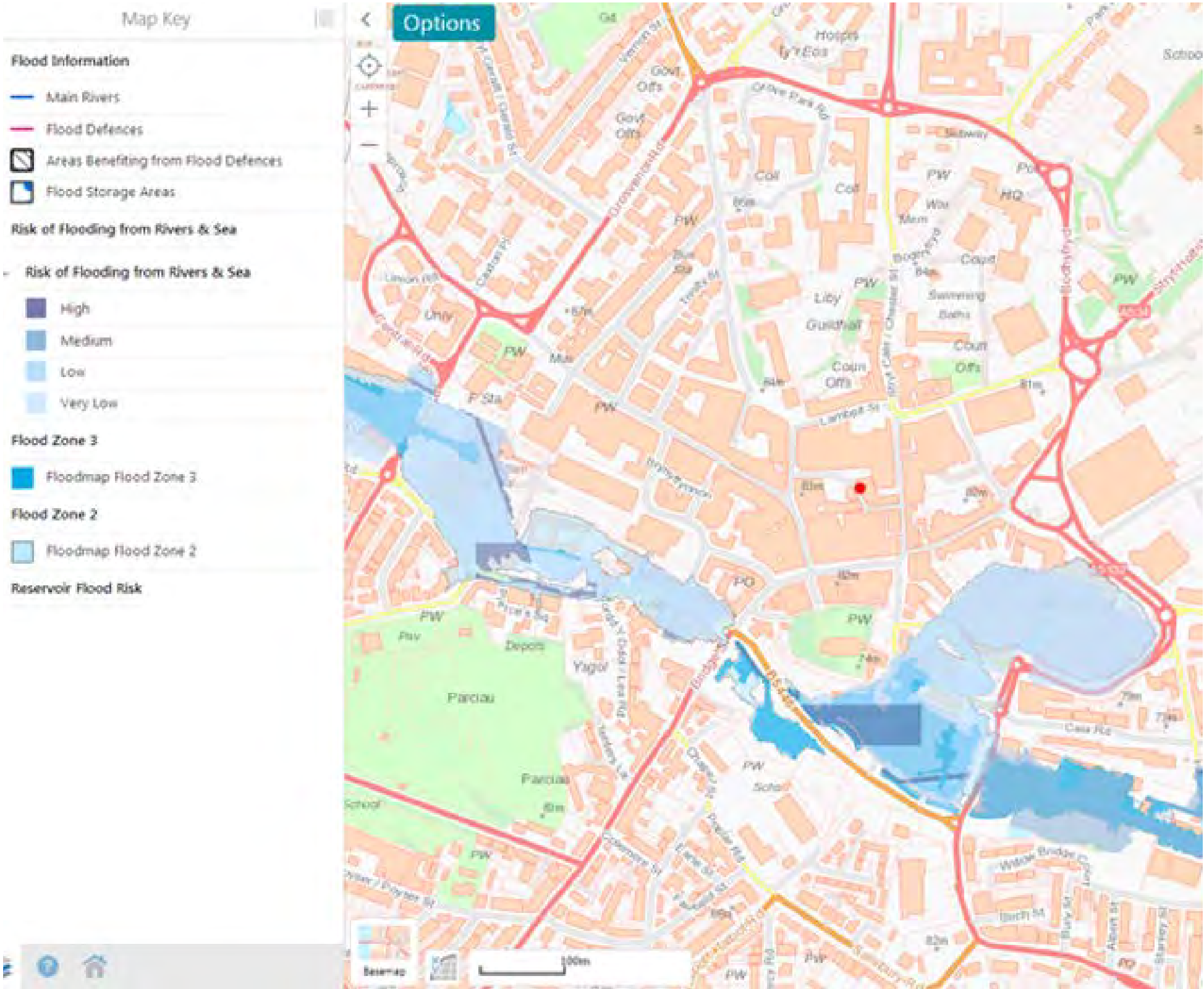


Topographical survey

Flood Risk

The application site (identified with a red dot) sits within a Flood Zone 1 as identified on the Natural Resources Wales Flood Zone Map shown opposite.

Areas deemed to be in Flood Zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance.



Natural Resources Wales Flood Zone Map



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Analysis

Analysis

Several opportunities have been identified whilst considering the proposed development at the former Hippodrome site. Whilst filling an important gap in the street, the opportunity exists to:

- respect the scale of the adjoining buildings.
- employ high quality design and material detailing.
- articulate the building façade to respect historic plot widths and proportions.
- use appropriate, local materials, textures and colours.
- consider integrated signage and its potential impact upon the external appearance of the building.
- create an attractive, active frontage at street level ensuring positive day-time activity.
- create attractive town centre affordable living to support the night-time economy of the town.

Several existing Rights of Way (separate titles) have been respected. The Rights of Way can be seen within the Land Registry plan opposite, highlighted in green.

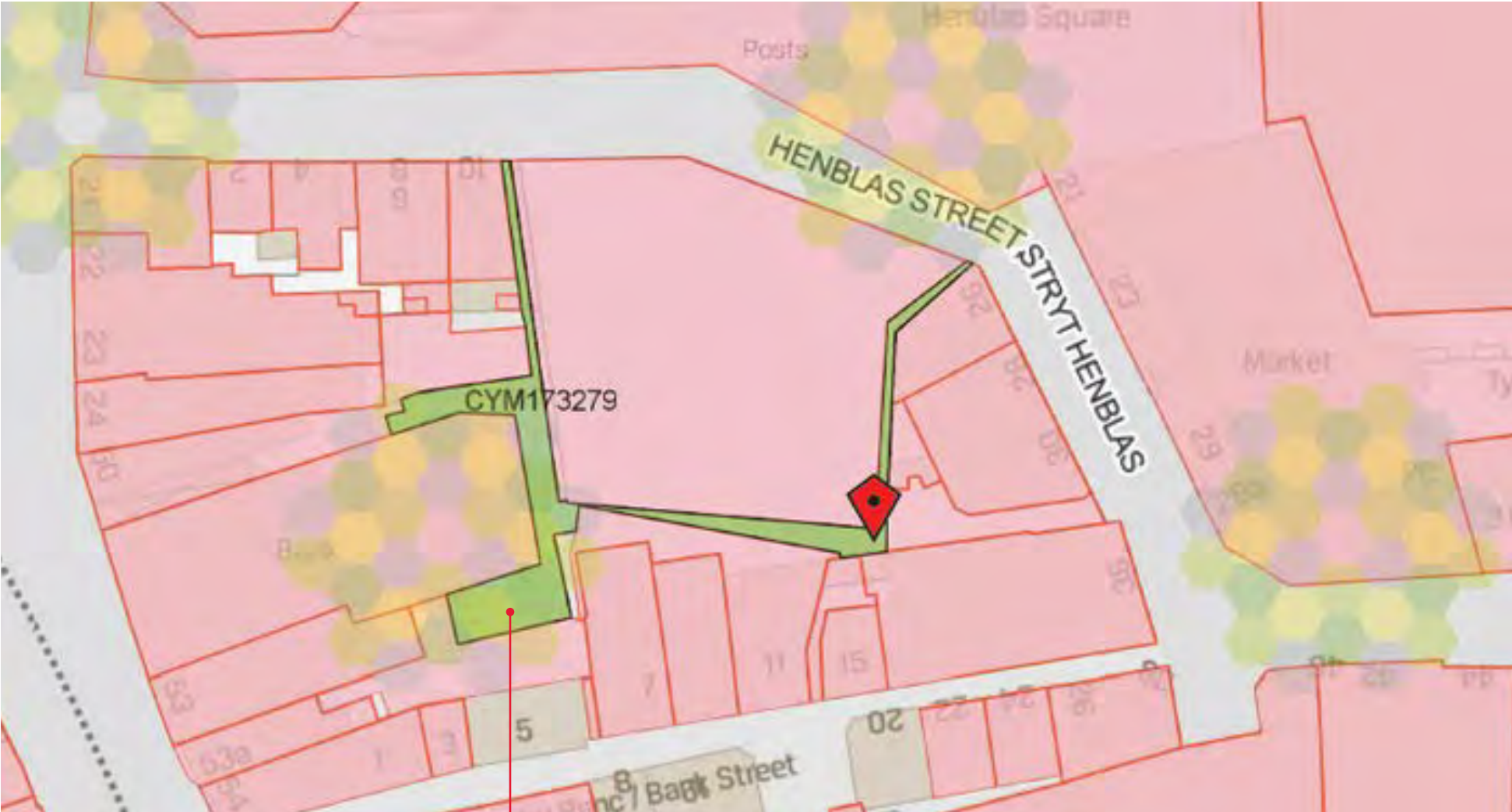
Despite the fact the former Hippodrome was physically connected to No.26 Henblas Street with a shared party wall, the land adjacent to No.26 Henblas Steet is outside of the applicant's ownership. As such, any future proposal must exclude a strip of land approximately 1.4m wide from the gable and boundary wall to No.26 Henblas Street, preserving the Right of Way and ownership of land by others.



Post-demolition photograph



GOAD plan



Existing Rights of Way shown green

Land Registry plan