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The Scheme

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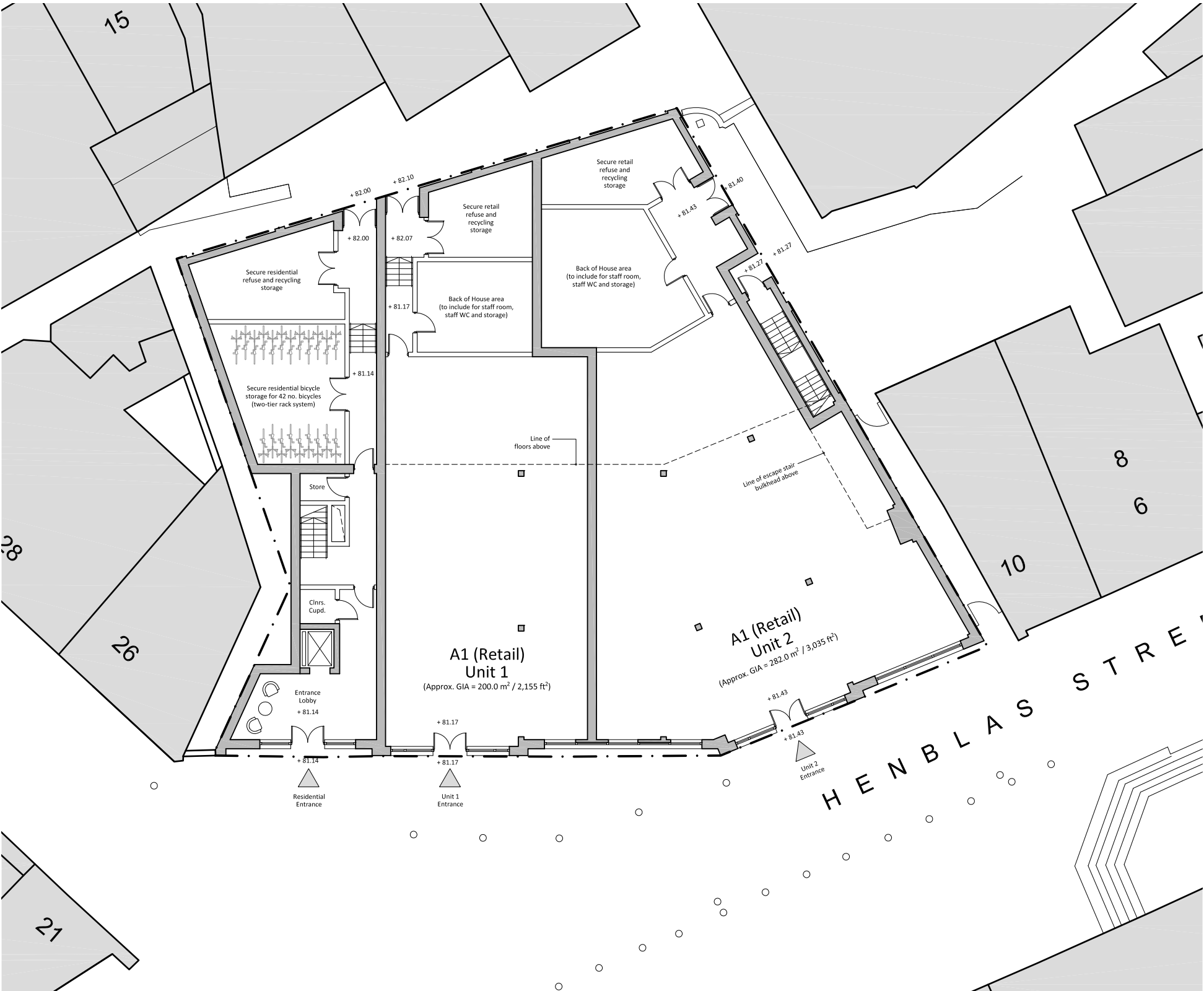
Use, Content and Amount

This full planning application seeks consent for the construction of a part two/part three storey mixed use building comprising 10no. studio apartments, 3no. 1 bedroom apartments and 2no. retail units (Use Classes C3(a) and A1 respectively).

The proposals include for the following accommodation:

Ground Floor

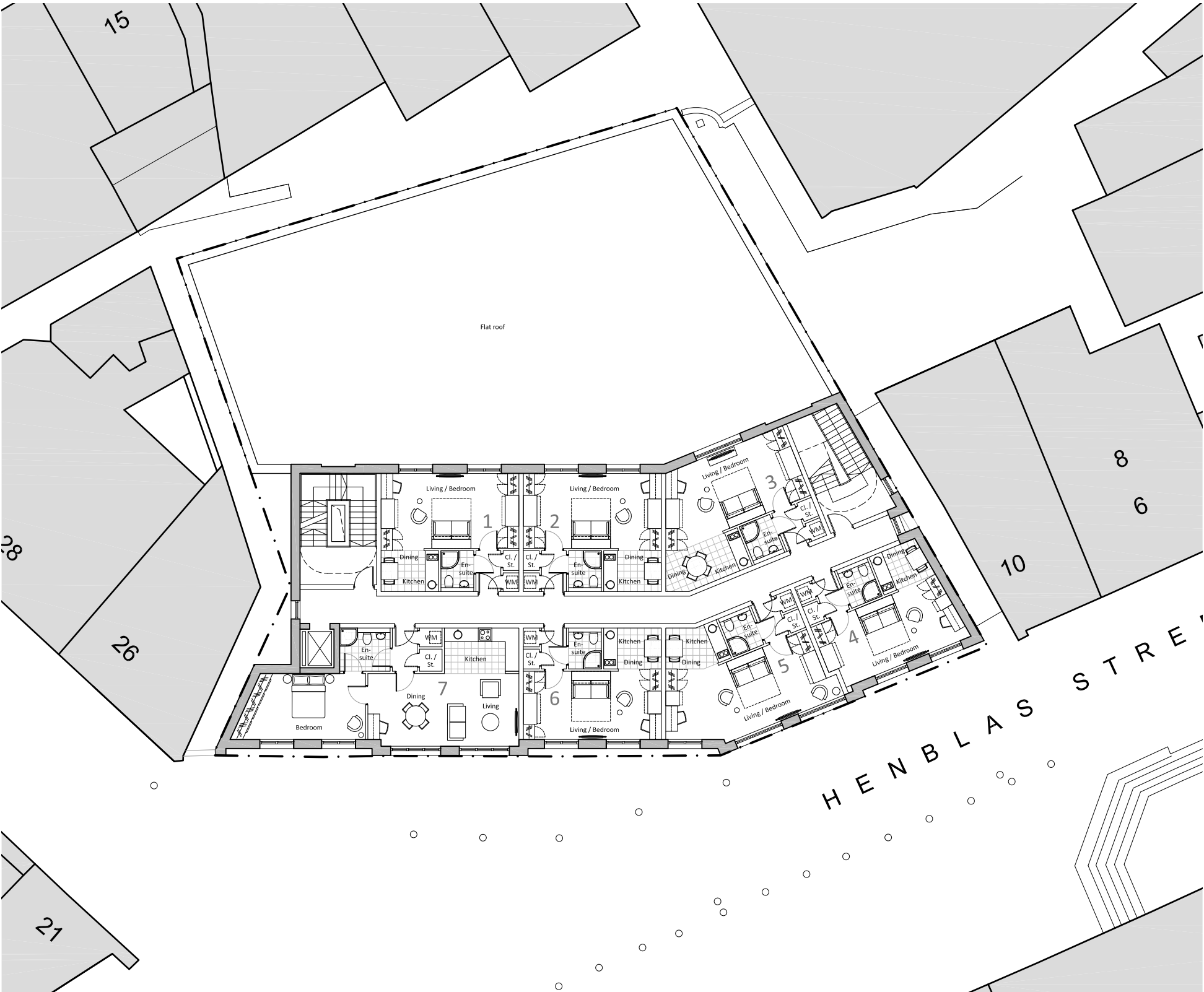
- 2no. retail units (inc. internal secure refuse/recycling storage within back of house areas)
- Internal secure residential refuse and recycling areas
- Internal secure residential bicycle storage area for up to 42no. bicycles (two-tier rack system)



Proposed Ground Floor Plan

First Floor

- 6no. studio apartments
- 1no. 1 bedroom apartment



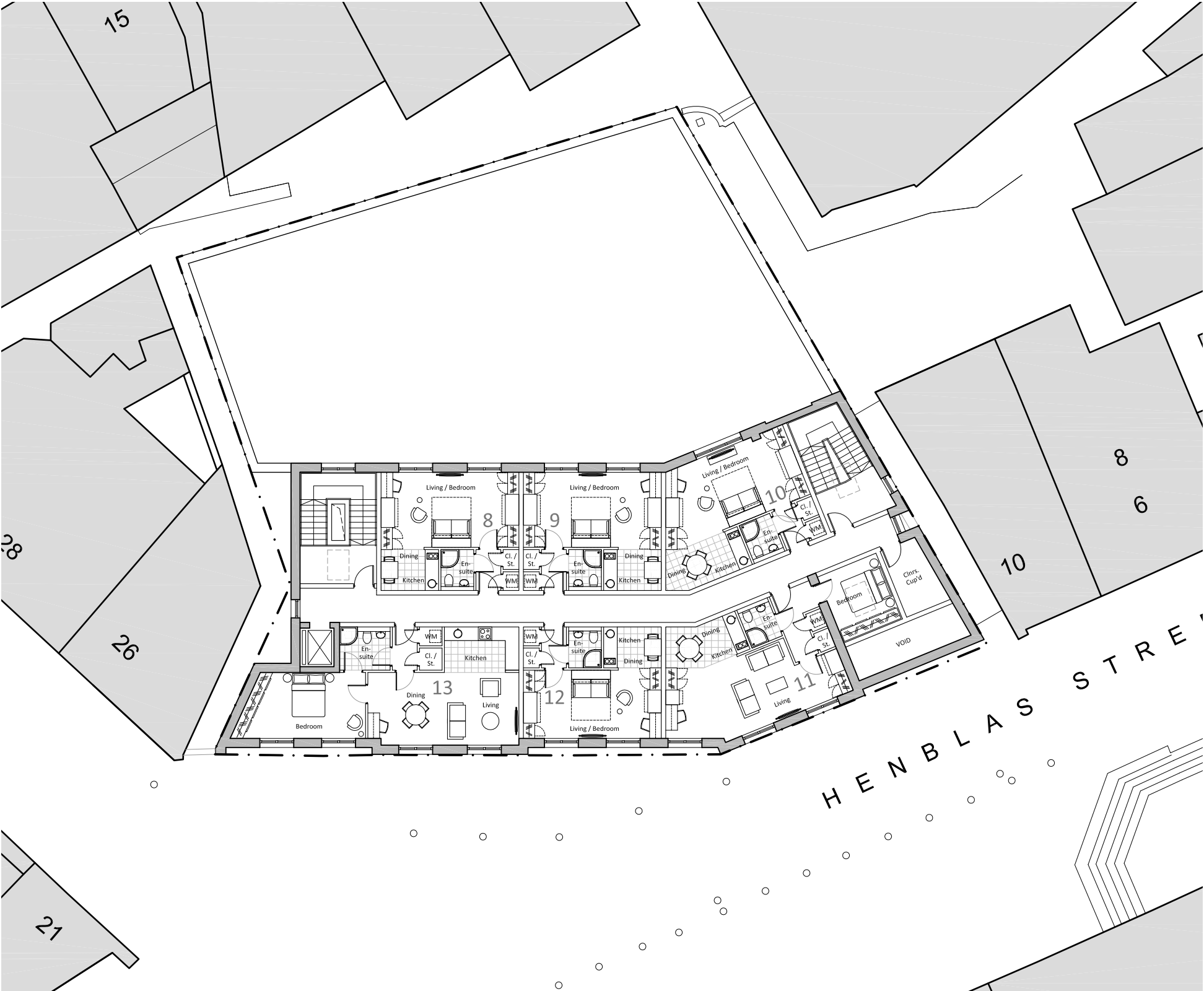
Proposed First Floor Plan

Second Floor

- 4no. studio apartments
- 2no. 1 bedroom apartments

The proposed layout identifies a total of **1,291.6 m² / 10,902 ft²** (gross internal area) of new accommodation, split as follows:

- **Residential (Use Class C3(a))** = 474.8 m² / 5,109 ft²
- **Retail (Use Class A1)** = 482.0 m² / 5,190 ft²



Proposed Second Floor Plan

Layout and Form

The proposals have been developed with an in-depth understanding of the immediate area, its character and identity. Having carried out an extensive site visit, and also a detailed study of the Wrexham Town Centre Conservation Area Assessment and Management Plan, we have taken on board various aspects of the local distinctiveness experienced through its buildings and spaces.

Our urban design site analysis provides a 'picture' of how the proposed layout will function and identifies how we have dealt with site constraints and taken advantage of development opportunities.

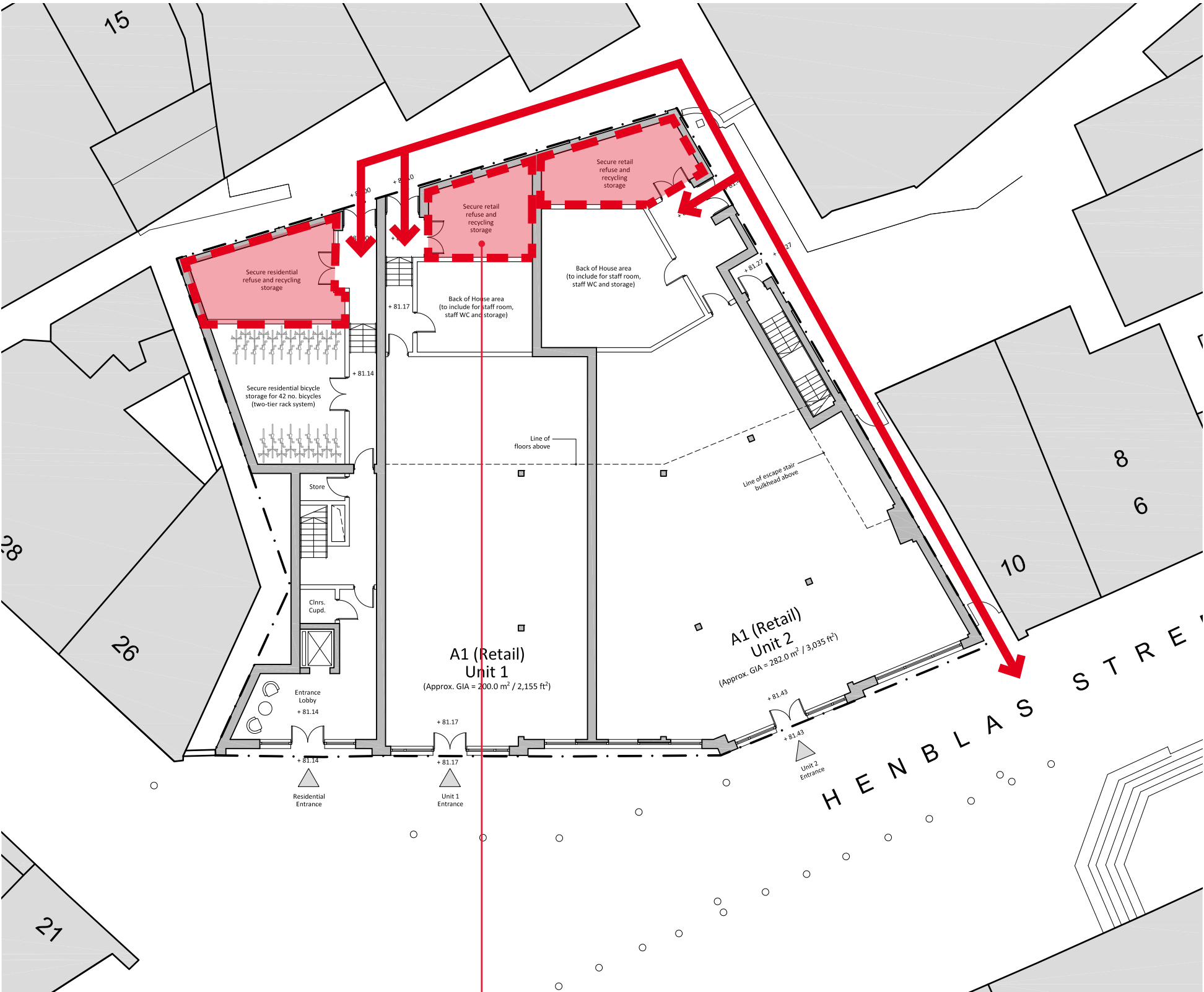
By applying an appropriately considered layout, this full planning application will ensure the development contributes to the character of 'The Markets' area whilst also creating an attractiveness of its own.

The retail units have been specifically designed to establish the largest possible glazed active frontage to Henblas Street, with each entrance announced via the inclusion of a feature gable.

To the rear of each retail unit is their respective back of house areas, including for storage areas, staff room, and a secure refuse and recycling store.

The residential accommodation is also accessed from Henblas Street via a similarly designed frontage, with a staircase and DDA-compliant lift providing access to the upper levels. To the rear of the residential entrance lobby is a large bicycle store and a store for refuse and recycling.

In terms of servicing and access, each unit is accessible at grade from either the rear or to the side of the building, with the existing Rights of Way that surround the application site used to provide routes through to Henblas Street. These routes are shown opposite.

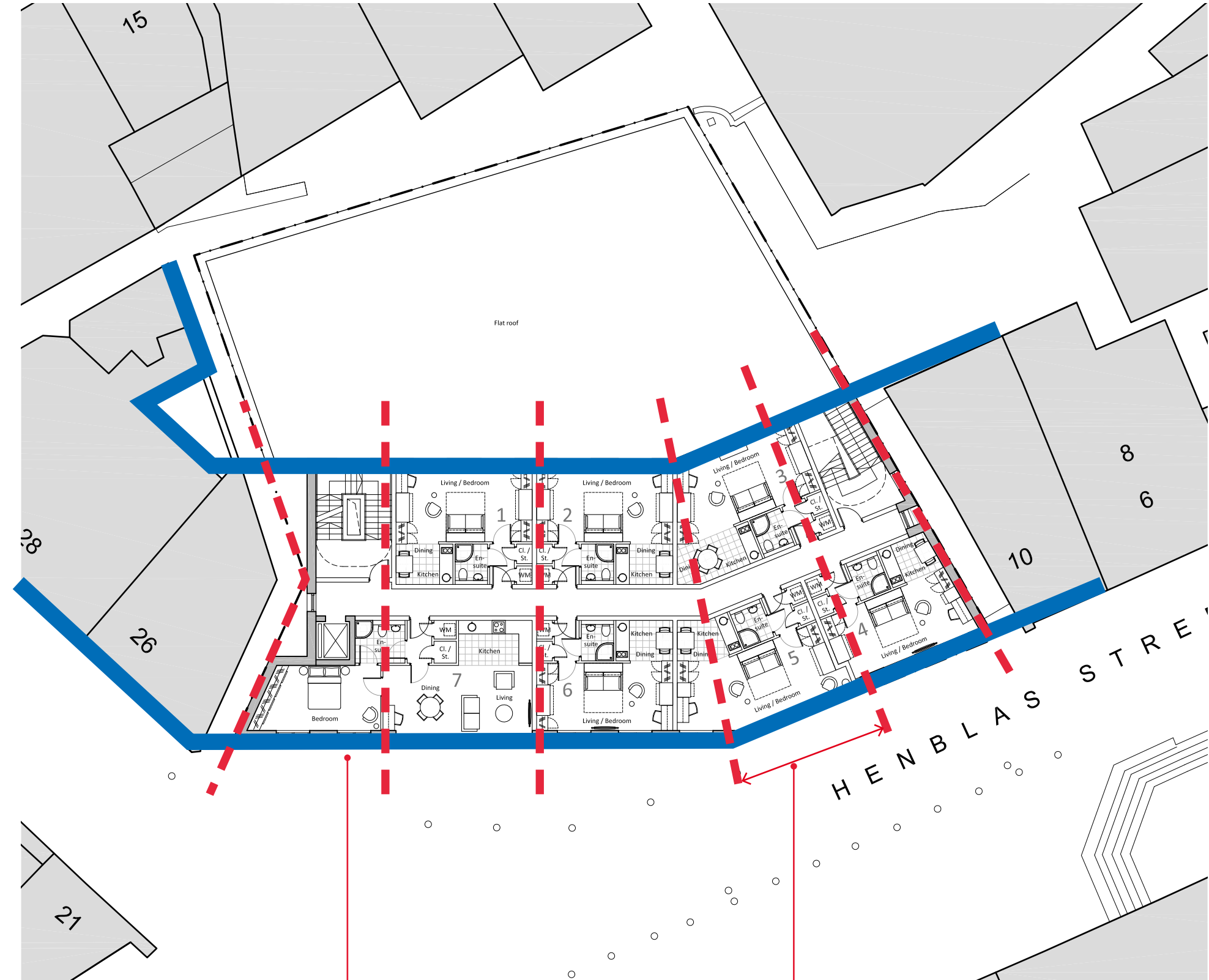


Refuse and recycling store

Proposed Ground Floor Plan

The proposed layout at the upper levels has been developed in response to the historic urban grain and this has determined the depth of development addressing Henblas Street. This layout effectively fills the existing development 'gap', continuing the existing building line and strengthening the street scene along Henblas Street.

The reintroduction of historic narrow plot proportions has been translated into facade articulation through the use of feature gables, announcing the entrance of each retail unit, and traditional detailing. This architectural gesture provides the proposals with an appropriate level of historic integrity, facilitating its integration within 'The Markets' and the wider conservation area.



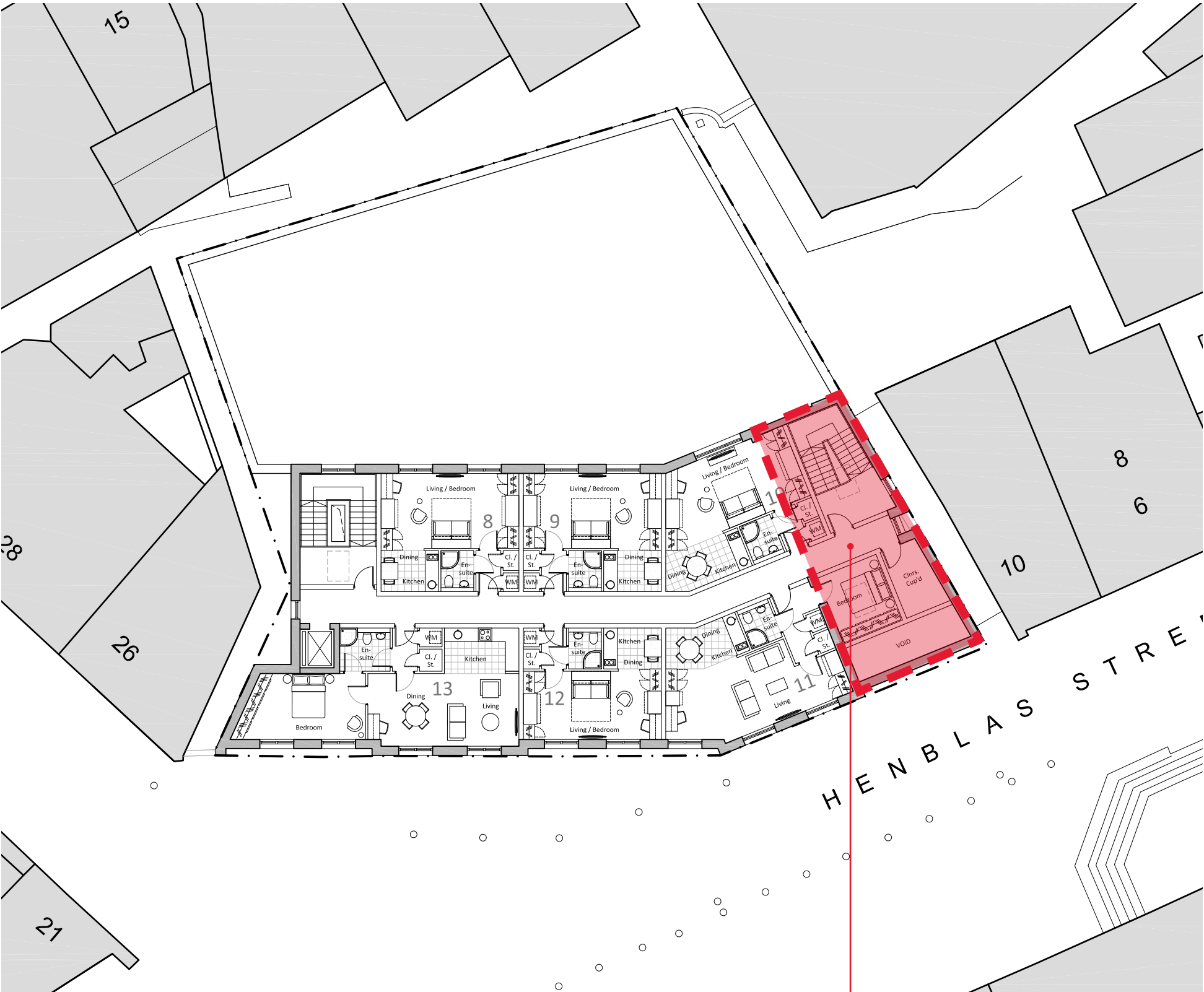
Respond to historic urban grain

Reintroduce historic narrow plots

Proposed First Floor Plan

At second floor level the form of the building has been altered to ensure the proposal's potential impact upon No.10 Henblas Street is mitigated. The introduction of a step down in building height (both eaves and ridge level) within the end bay adjacent to No.10 ensures the proposal is of an appropriate scale.

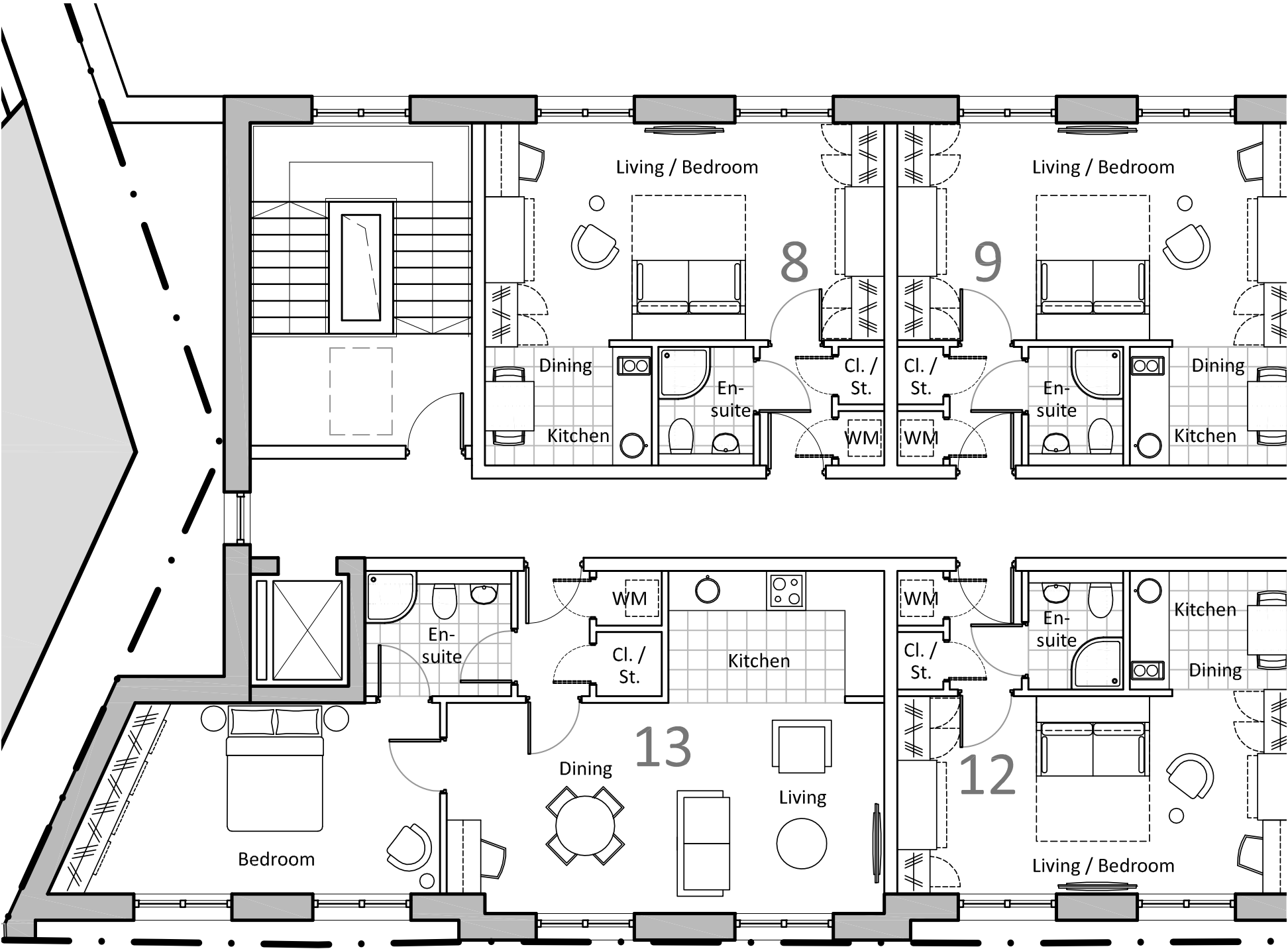
The internal accommodation within this end bay facing Henblas Street will benefit from a vaulted ceiling, with an attractive rooflight to provide natural light ingress.



Step down in building height

Proposed Second Floor Plan

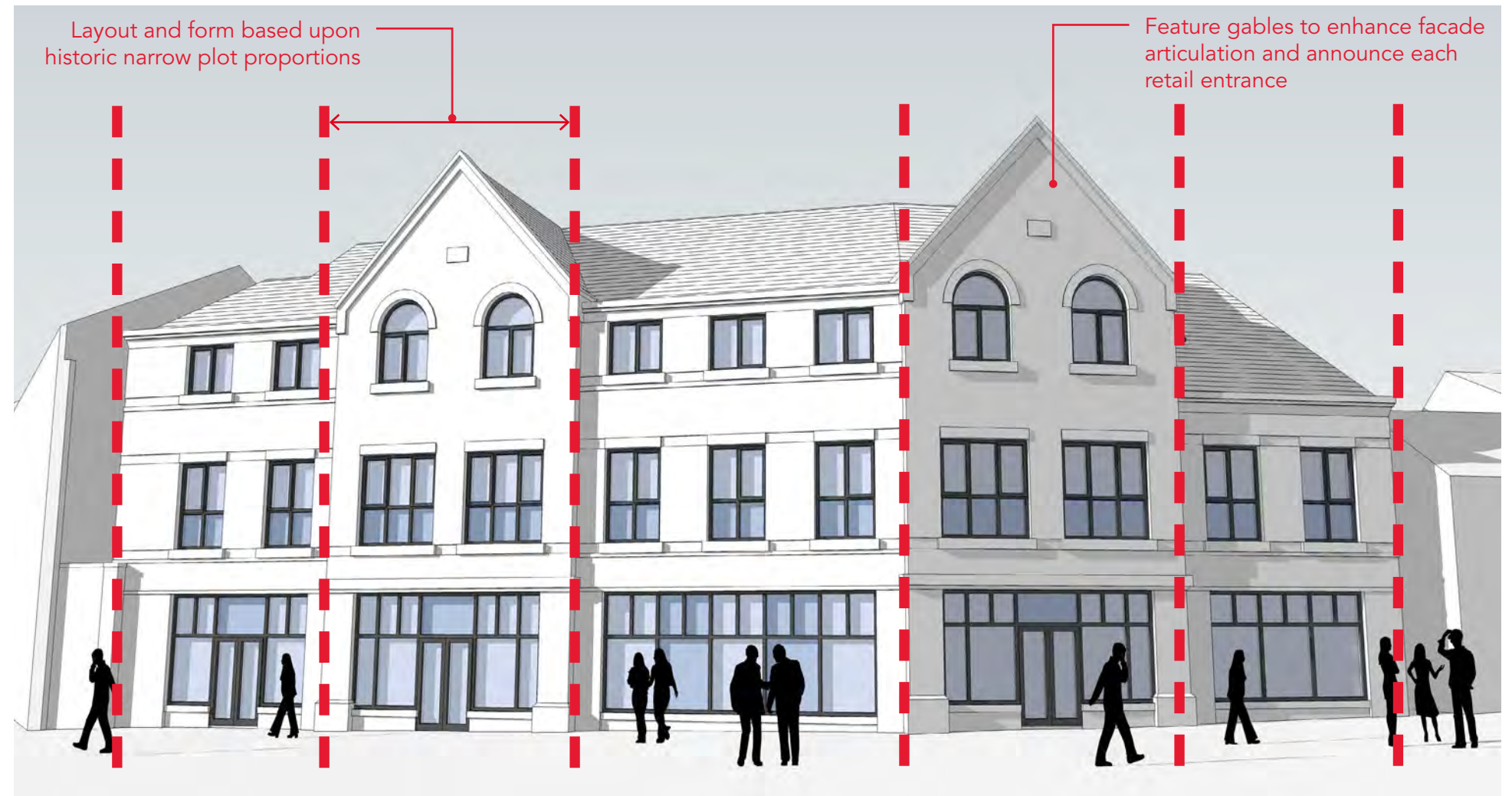
Each studio apartment includes for an open plan living/sleeping area, supported by a kitchen/dining area, with an en-suite and fixed storage areas accessed within the entrance lobby. Similarly, each 1 bedroom apartment includes for a double bedroom, supported by an open plan living/dining/kitchen area, with an en-suite and fixed storage accessed within the entrance lobby.



Typical arrangement of studio and 1 bedroom apartments

The proposed form of development ensures:

- an appropriate development density respectful of the historic and existing urban grain, as well as existing Rights of Way along the application site's boundaries.
- an integration with the existing built environment via the reintroduction of historic narrow plot proportions.
- a strengthened street scene via the inclusion of active retail frontages, feature gables and integrated signage zones.
- appropriately-sized residential accommodation units.
- an appropriate service and refuse/recycling collection strategy.
- a high quality sensitively designed development contributing to the architectural identity of Henblas Street.
- a positive addition to 'The Markets' area within the Wrexham Town Centre Conservation Area.



Provide integrated signage zones



Introduce active frontages

Height, Scale and Mass

The height, scale and mass of the proposed development respond directly to the height, scale and mass of the adjacent existing buildings.

The need to integrate with the existing street scene and establish a comfortable visual relationship with the existing buildings on either side of the application site requires the proposals be a 'good neighbour'.

To ensure this, the proposals essentially follow the eaves level of Nos.26-30 Henblas Street, and then steps down incrementally to a level appropriate next to No.10, before the eaves level of No.6-8 steps back up again in line with the proposals.

The floor-to-ceiling height of the residential accommodation is 2.4m, thereby ensuring appropriate internal spaces are generated on each upper floor.

The height, scale and mass of the proposals preserve and enhance the street scene via:

- an appropriate height and scale of development.
- the avoidance of an excessive block of accommodation.
- the effective visual 'breaking up' of the building massing via the introduction of feature gables, traditional detailing, retail frontages and an appropriate traditional glazing rhythm with vertical emphasis.

In urban design principles, the proposals represent an appropriate scale of development within 'The Markets' area of the Wrexham Town Centre Conservation Area.



External Appearance and Materials

The architectural style reflects a 'traditional' approach with the proposed external materials comprising a combination of contemporary red facing brick, buff stone detailing and blue/black slate roofs.

The colour and texture of the proposed materials have been selected very specifically to contribute to the character of the proposals, and also to ensure the new development will visually integrate with its immediate context within the Wrexham Town Centre Conservation Area.

Material selection, subject to approval by Wrexham County Borough Council is as follows;

Walls

- Brickwork, red ('Oast Russet Sovereign Stock' by Terca).
- High quality reconstituted stone details and bands to feature gables, eaves, gable copings and signage zones.

Windows

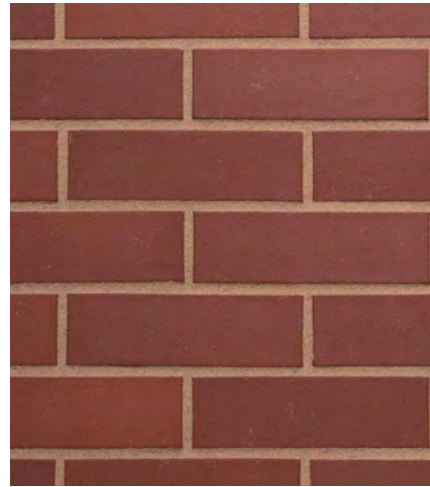
- High quality slender framed double-glazed wood grain effect uPVC windows, black, with opaque glass 'look-a-like' panels (where identified within drawings).
- High quality reconstituted stone window heads and cills.
- Conservation rooflights, black.

Doors

- High quality double glazed wood effect uPVC entrance doors, black.
- Black polyester powder coated steel service/escape doors.

Roof

- High quality reconstituted slate to match local vernacular Welsh slate.
- Single ply flat roof membrane to rear single storey section, finished in decorative aggregate (to match local vernacular Welsh slate).



Proposed material palette



Proposed visual

Car Parking and Bicycle Parking

The proposals do not include for any car parking, given the highly accessible town centre location and being surrounded by pedestrianised streets and paths.

Secure internal storage for up to 42no. bicycles has been provided for use by residents and visitors.

Refuse and Recycling Strategy

The proposals identify an internal secure area for the storage of residential refuse and recycling materials to the rear of the building. In addition, each retail unit also identifies an internal storage area for refuse and recycling within their back of house areas.

By locating the refuse and recycling stores internally it will help to reduce any potential street cluttering and thereby not weaken the street scene.

Wheeled bins will be taken/returned by a management company to/ from their collection point along Henblas Street.



Crime and Security

We have approached the layout of the site using 'Secured by Design' principles and have focused on crime prevention at the relevant design stage of this proposal. The primary principles we have followed are;

- Entrances overlooked.
- Strict security standards for all windows and doors to each retail unit and studio/apartment.
- Well lit staircases and lobbies.
- Good signage to deter unauthorised access.

All external doors and windows will conform to LPS 1175 SR2 or BS PAS 24 with multi-point locking.

In addition to these principles, the building will incorporate the following security features to provide a safe, secure environment:

- Discreet digital CCTV.
- Electronic fob entry systems.
- Lockable post boxes.
- Intercom entry systems.

Window Cleaning Strategy

The window cleaning strategy to be employed for the residential accommodation is for the provision of 'tilt and turn' windows to allow safe and adequate internal cleaning of the glass and frame.



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Access Statement

Access Statement

Introduction

Studio KMA is committed to a policy of equality, inclusion and accessibility in the delivery of any site or building. We fully recognise the diversity of cultural, religious and individual abilities of future residents, visitors and employees and are active in ensuring that any potential sources of discrimination are addressed.

Access for disabled people to the built environment, services, employment, transport and education is playing an ever-increasing role in the development of new buildings. Legislation, regulation and planning requirements are continually changing and expanding.

Within this proposal we have adopted an approach which will incorporate measures to facilitate access and use by all people who will live and visit the development including disabled people with mobility, sensory and cognitive impairments.

Key concerns in developing these proposals have been;

- To ensure that the building can be accessed by all potential future owners/occupants and their visitors, regardless of age, gender or any disabilities which they might have.
- To ensure that the external residential environment, including the location and orientation of the building, will be legible and not act as an impediment to any potential owner/occupiers.

National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments), March 2016.
- British Standard Code of Practice 8300: 2009 + A1:2010: Design of buildings and their approaches to meet the needs of disabled people.

The Social Model

The model requires that instead of grouping disabled people into categories such as deaf, blind or wheelchair users, solutions should be sought for individuals to the common barriers which exclude disabled people from mainstream activities and services – which can generally be grouped under three main headings;

- **Physical** steps, stairs, inadequate signs.
- **Organisational** the systems and processes that exclude disabled people.
- **Attitudinal** the traditional view of disabled people as passive and dependant.

Vehicular Access

The proposals demonstrate no alterations to existing vehicular access in and around the application site.

Pedestrian Access

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments), March 2016.
- British Standard Code of Practice 8300: 2009 + A1:2010: Design of buildings and their approaches to meet the needs of disabled people.

It should be noted that our design proposals comply fully with all requirements of both documents.

All entrances/exits have been provided at grade, and a fully DDA compliant lift has been included to provide access to the upper levels of residential accommodation.



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Environmental Standards

Environmental Standards

This section of the document outlines how the proposals have considered the steps necessary to reduce energy demand at the planning application stage. This includes for:

Land Use

The use of land that has been previously developed should be the first priority for new development as opposed to greenfield sites. This sequential approach promotes the regeneration of sites that lie vacant and gives greater protection to environmental assets. This sustainable development minimises the need to consume new resources by reusing an existing site rather than making new demands on the environment.

Orientation

The building has been sited to maximise development potential whilst ensuring the positive integration with key historic buildings and features adjacent to the site. The proposed building has been located so as to ensure a suitable urban grain informed by the existing buildings is reintroduced.

Ventilation

The proposal offers openable windows, dormer windows and roof lights to all habitable rooms.

Lighting

Natural daylight is available in all habitable rooms. This reduces the artificial lighting loads required and thus reduces the CO2 emissions. The use of energy efficient lighting, daylight dimming, and occupancy detection may also be employed within specific rooms.

Insulation

Whilst this is dealt with at the Building Regulations stage, our clients are committed to maximise insulation levels. Super-insulation and air sealing will lower the heating and cooling loads of the house.

Heating

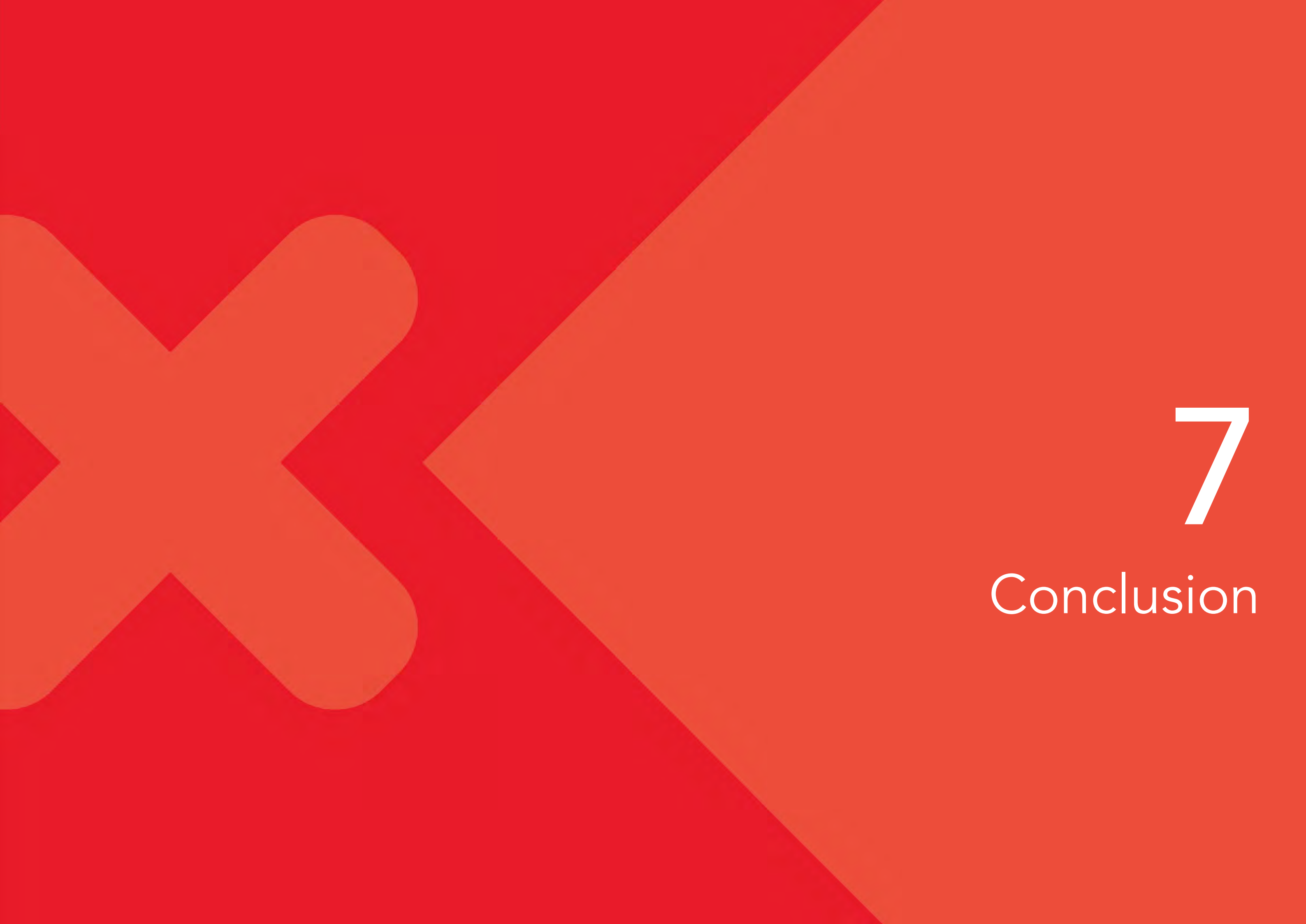
Energy efficient heating systems are proposed to enable control on a room by room basis. This will ensure energy is not expended when rooms are vacant.

Materials

Consideration is given to Life Cycle design, with internal finishes designed to last for 30 years, as such the use of paints and other products requiring maintenance will be minimised.

Waste Management

Our proposal demonstrates the inclusion of internal secure storage areas for both residential and retail refuse and recycling. Wheeled bins will cater for general waste, plastics, bottles, cardboard and paper, and organic waste.



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Conclusion

Conclusion

Studio KMA are aware that Wrexham County Borough Council are committed to securing high quality design for all new developments. We are also aware that poor design is a valid reason for the refusal of planning permission.

This development proposal makes a respectful and high quality contribution to 'The Markets' area of Wrexham town centre. We have demonstrated within this Design and Access Statement that the proposed development for 10no. studio apartments and 3no. 1 bedroom apartments alongside 2no. retail units is appropriate in terms of the character and setting of the area:

- The proposal demonstrates an appropriate scale of development, respectful of the surrounding buildings and seeking to strengthen the historic urban grain within 'The Markets' area of the Wrexham Town Centre Conservation Area.
- The proposal demonstrates the creation of a high quality residential environment integrating the proposal within the wider existing community.
- The proposal demonstrates a desire to provide additional retail space within the town centre to help boost the local economy.
- The proposal demonstrates an appropriate service strategy and an appropriate level of bicycle parking provision for residents and visitors.
- The proposal represents a valuable addition to the existing residential offer within Wrexham town centre, as well as providing an opportunity to boost both the day-time and night-time economy.
- The proposal demonstrates a high-quality development that coincides with the aspirations of the local community.

Studio KMA believe that these development proposals merit a recommendation for planning approval by the relevant Planning Officer(s) and furthermore merit full planning consent.



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