

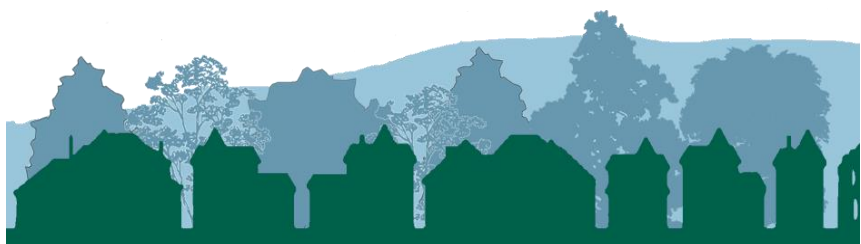
Planning, Design and Access Statement

Seion Chapel, Bank Street, Ponciau, Wrexham



Real Planning

Dunmore, Church Street
Penycae, Wrexham. LL14 2RL
Tel: 01978 840651
Mob: 07930103090
info@real-planning.co.uk



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Note 1 - see paragraph 2.4 and section 5.3 of *Technical Advice Note 12: Design*, and paragraphs 2.18 to 2.21 of *Design and Access Statements in Wales*.

Note 2 - *Policy Clarification Letter CL-03-10: Design and Access Statements* - clarifies the duties on planning authorities to ensure that submitted Design and Access Statements contain all the information required by the legislation before validating planning applications.

Note 3 - Section A3 of *Technical Advice Note 12: Design* provides more detailed guidance on what Design and Access Statements should include.

Note 4 - The Equality Act 2010, which was passed in April 2010, consolidates and replaces previous equality legislation concerning discrimination including the Disability Discrimination Acts 1995 and 2005.

1. Introduction

1.1 Since June 2009, Design and Access Statements are a statutory requirement with most applications for planning permission having to be accompanied by a Design and Access Statement¹. A Design and Access Statement explains in detail how the design process for a proposed development has evolved. This includes the development's visual appearance, its scale and its relationship to the local surroundings and wider context.

1.2 The Statement has two inter-related elements. One is the design element, which explains the vision and design aspirations for the proposed development scheme; it shows how the scheme's design responds to the site, and to the physical character and context of the surrounding area. The other is the access element, which explains how issues relating to access have been dealt with; it shows how the proposed development will address the principles of inclusive design while responding to factors such as the existing topography of the site or constraints such as the shape of an existing building.

1.3 This Statement also details the planning policy issues in relation to the proposed development and goes on to demonstrate how the five objectives of good design² have been applied to the proposed scheme and how it is compatible with the site's surroundings. The five objectives are as follows:-

- Accessibility
- Environmental Sustainability
- Character
- Community Safety
- Movement To, From and Within the Development

1.4 It is submitted in support of a full planning application in relation to the demolition of the former Sundayschool room and conversion of the main Seion Welsh Baptist Chapel, Bank Street, Ponciau, Wrexham to four dwellings with access and egress arrangements and parking for eight cars.

¹*The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PART 2 Applications - Article 7*

² *Planning Policy Wales Technical Advice Note 12: Design*

2. The Application Site

2.1 The application site is located within the village of Ponciau 4 miles from Wrexham occupying a prominent corner location at the top end of Fennant Road on a junction with Bank Street to the immediate north and Johnson Street to the immediate south.



Photo 1 – Plaque on front elevation

2.2 It consists of Seion Welsh Baptist Chapel which was originally built in 1884 and rebuilt in 1900 in the Sub-Classical style with a gable entry plan, to the design of architect J.G. Owen of Liverpool; he was responsible for the design of a number of local chapels. It is a substantial red brick and slate former Welsh Baptist Chapel and Sunday school room. A plaque on the Chapel gives the date of construction to be 1900 [see Photo 1 above]. Sion or Seion (Welsh) is an ancient Hebrew term which can mean Israel, Jerusalem or Mount Zion in Jerusalem. Addoldy is Welsh for place of worship (sanctuary) and Bedyddwyr means Baptist. It was built as a result of the Welsh Revivals resulting in it being one of 21 places of worship in the area of Rhos / Ponciau. Over time a number of smaller additions have been made – kitchen and toilets added to the Sundayschool room.

2.3 The Chapel provides internal accommodation of approximately 3200 square feet (297 square metres) on the ground floor. Currently, the main Chapel building still contains the original pine pews, pulpit and 'Sedd Fawr' – 'Big Seat' (see Appendix 6 Drawing No PD47/02 – Existing Floor Plan). Above there is a traditional gallery to three sides again with fixed pine seating. To the side of the

chapel building there is the former Sunday School Room with kitchen and ancillary accommodation off.

2.4 Benefitting from nearly 130 years as place of worship the site currently has a D1 Planning Use which in addition to '*places of worship, church hall*' also includes '*clinics, health centres, creches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, together with non-residential education and training centres*'.

3. The Proposed Development

3.1 The proposed development consists of the following:-

- Demolition of Sunday School Room;
- Conversion of main chapel building to residential use comprising four units each with three levels of accommodation;
- Ground floor consisting of entrance hall, lounge kitchen and dining area;
- First floor consisting of small home office, bathroom and bedroom;
- Second floor consisting of master bedroom and en-suite;
- Access from Johnson Street and egress onto Bank Street;
- Parking for eight cars; and
- Identified amenity area for each unit.

4. Information Submitted in Support of Planning Application

4.1 In summary, the following have been submitted in support of this resubmitted planning application:

- Planning, Design and Access Statement [Real Planning March 2014]
- Structural Appraisal Report [Andrew Hannett Ltd – February 2014]
- Pre-application Planning responses
- Pre-application Highways response
- Protected Species Survey [Clwydian Ecology – October 2013]
- Drawing No PD47/01 - Existing Site and Location Plan
- Drawing No PD47/02 – Existing Floor Plan
- Drawing No PD47/03 – Existing Elevations
- Drawing No PD47/04 – Existing Sections

- Drawing No PD47/05 – Proposed Ground Floor Plan
- Drawing No PD47/06 – Proposed First Floor Plan
- Drawing No PD47/07 – Proposed Second Floor Plan
- Drawing No PD47/08 - Proposed Elevations and Section
- Drawing No PD47/09 - Proposed Site Plan

5. Planning Policy

5.1 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan: May 2006 [Policies PS2, PS3, PS11, GDP1, GDP2, EC6, H2, CLF1 and T8]
- Local Planning Guidance Note 6: Access To and Use of Buildings
- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 21 – Space around Dwellings
- Local Planning Guidance Note 24 – Designing out Crime
- Local Planning Guidance Note 27 – Developer Contributions to Schools
- Local Planning Guidance Note 30: Design
- Local Planning Guidance Note 32 – Biodiversity and Development
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 5 November 2012]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
- PPW Technical Advice Note 12: Design [2009]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets 2 - Department for Transport [2010]

5.2 The principle of development within settlement limits is accepted [UDP Policy PSPS1 refers]. There are no objections in principle to the submitted proposal – the conversion of Seion Chapel to four residential units – subject to the satisfactory assessment of other more detailed issues discussed later within this Statement. However, it is recognised that the chapel was a building used for local community purposes. Wrexham Unitary Development Plan [Section 9 – Community and Leisure Facilities and Tourism refers] states that:-

“Community facilities (e.g. village halls, post offices, local shops, public houses, schools, etc.) provide a valuable ingredient of community identity, often providing a focus for social intercourse, and are essential for community development.”

5.3 In particular, UDP Policy CLF1 relating to existing facilities states that:-

“Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.”

5.4 It is accepted that a church / chapel is a community facility and certainly as such can be used for a number of community uses. However, while the UDP states that *‘the change of use or redevelopment of community facilities will, therefore, be resisted’* it does state the exception *‘unless they are clearly redundant, badly located or create environmental damage.’* Seion Chapel has been unused and vacant for approximately 8 years and been on the market for sale for most of 2013 until it was purchased in late 2013. No positive approach was made to the previous vendor regarding any alternative use – commercial, employment, or cultural purpose - for the building/s and I consider that it is unlikely that there will be any realistic community use to which the building/s can be put. There are no existing access or parking arrangements associated with the site and any of the above alternative uses would result in adverse highway issues. I therefore consider that converting the building to residential use is the only remaining beneficial use.

5.5 In light of the above, particularly in relation to the fact that it is highly unlikely there is any other beneficial / alternative after-use, it is considered that in principle the conversion of Seion Chapel to residential use is acceptable. This has been confirmed through pre-application discussions with the local planning authority [see Section 6 of this Statement]. The remaining ‘detailed’ policies and guidance are considered in discussion of the six objectives relating to Design and Access.

5.6 Also, in accord with guidance, the building/s have been inspected by a consulting structural engineer. A Structural Appraisal Report has been submitted in support of the proposed conversion scheme [See Appendix 1 – Structural

Appraisal Report (Andrew Hannett Ltd February 2014)]. It demonstrates that the main chapel building is capable of being converted in accord with local planning guidance concluding that:-

“The overall condition of the main chapel building is good / fair considering the age of the building and extended period of vacancy. The overall condition of the hall and ancillary buildings is considered to be fair.”

and

“The main chapel building is robustly constructed and is considered suitable for conversion into four self-contained dwellings.”

5.7 More detailed considerations in the remainder of this Statement will demonstrate how both local and national policies and guidance have been taken into account of in this preparing the proposed conversion scheme.

6. Pre-Application Discussions

6.1 In accord with best practice pre-application discussions have taken place with both the Council's planning and highway departments. In relation to planning and as the application seeks planning permission for the conversion of a locally important historic building, the proposed plans were forwarded to the Council's Conservation officer for comment. The initial response [see email in Appendix 2 – Pre-application Planning Response] is summarised as follows:-

- *“Site not within a Conservation Area.*
- *Historical significance / strong group communal value with other non-listed chapels around this junction.*
- *Prominent / architecturally striking building should be retained and reused.*
- *Loss of the school room is unfortunate but benefits outweigh the loss.*
- *Demolition will provide matching material where required.*
- *Windows and doors contribute significantly to the building's character and their treatment will need careful consideration in the scheme.*
- *Use of PVCu not acceptable. Timber or aluminum should be considered in order that the glazing bar detail on the side elevation windows can be replicated sympathetically.*
- *Plans should also show details in relation to position of any flues and vents, section through the building, windows and doors.*

- *Initial plans demonstrate that first and second floor can be accommodated without dissecting the side windows.*
- *Internal features of interest should be retained and incorporated into some of the living spaces.”*

6.2 Further positive discussions took place when I met with the Conservation Officer at the Chapel to discuss the proposal in more detail. A further response was received on 7th March 2014 [see letter in Appendix 2 – Pre-application Planning Response] summarised as follows:-

- *“Unfortunate that the existing ceiling to the main chapel requires lowering. However as discussed on site the decorative features such as ceilings roses could be removed and re-positioned within two of the units either at ground floor level or first floor level.*
- *Approach could also be applied to the ceiling rose within the school room.*
- *Existing cornice mouldings could be replicated within the first floor rooms.*
- *Detailing of the new ceiling around the front, first floor windows could be cut in with a well formed around the windows to ensure they remain uninterrupted when viewed from the exterior. This will also help with natural lighting to the two units.*
- *Suggest reusing other existing features such as the doors, preaching stages balustrades, entrance floor tiles, etc.*
- *Removal of the two storey element to the rear elevation will result in a large blank elevation - suggest that some detail be added to this elevation such as windows to create interest. This will also help improve the natural surveillance of the car parking area.*
- *No objections to the windows being replaced in timber with a slim profile double glazing system installed. Such a system would allow for the traditional detailing and proportions to be better replicated therefore ensuring external character of the former chapel positively conserved.”*

6.3 In relation to highway matters a pre-application enquiry was made to the Council's Network and Infrastructure department. A response was received [see Appendix 3 – Pre-application Highway Response] confirming support for the proposal summarised as follows:

- *“The development site located with a frontage on to both Johnson Street*

and Bank Street, within a 20 mph speed limit.

- There is currently no vehicular access into the site and therefore no off road parking provision.*
- Demolition of the building will allow creation of one way access in to the site on Bank Street, provide off road parking, with egress from the site on to Johnson Street.*
- Visibility on to Johnson Street is concurrent with Welsh Government guidelines.*
- Whilst parking provision is 1 below the maximum standards of LPGN 16, the site is immediately adjacent to a regular bus route and is within easy walking distance of the facilities provided in Rhos village centre.*
- It must also be acknowledged that the site has a D1 class use and could be used as a day nursery or public hall without planning permission; which could potentially create serious parking issues in the vicinity of the site. The level of parking provision is therefore considered acceptable.*
- Given its location at the junction of Bank Street, Johnson Street and Fennant Road it may be considered necessary to fund the implementation of a scheme of double yellow lines to protect the junction from parked vehicles.”*

7. Accessibility

7.1 The chapel site has no existing vehicular access although there are two points of pedestrian access. The conversion proposal will result in the demolition of the existing schoolroom. Although it is disappointing to lose this building there is no other alternative if adequate parking and resultant access are to be provided within the application site area. It is also difficult to provide a sufficient turning area while at the same time accommodating the required parking. Consequently, the proposed scheme will utilise a ‘one way’ access and egress system with a minimum width of 5.5 metres. Access [see Appendix 13 - Proposed Site Plan] will be provided off Bank Street with egress from the site onto Johnson Street which has adequate visibility. This proposed access and parking arrangements have been reviewed by the Council’s Network and Infrastructure Department which confirms support for the proposal in relation to highway matters.

7.2 It will lead into an area which will provide for eight car parking spaces in accord with local planning guidance³. Pre-application advice [see para 6.3] accepts that the level of parking provision is considered acceptable as it is *'immediately adjacent to a regular bus route and acknowledges that the site has a D1 class use and could be used as a day nursery or public hall without planning permission; which could potentially create serious parking issues in the vicinity of the site.'*

The access area through the site and parking areas will be constructed to a standard suitable for domestic traffic and be bitmac tarmacadam.



Photo 2 – Demolition of the Schoolroom will result in the provision of access / egress and parking

7.3 The site and the proposed the proposed apartments have been assessed in accord with local planning guidance⁴. The access to the building will be level and the doors will meet the minimum clear opening widths. The internal layout, sanitary accommodation, corridor and door widths will be accessible to all. The external hard surfacing areas are all on one level with parking provided immediately adjacent to the building. Access and parking within the site will be wheelchair friendly. The internal arrangements are compliant to design guidance and any duty under the Equality Act 2010 [which incorporates the Disability Discrimination Act 1995] and will meet the requirements set out in Part M of Building Regulations Access to and Use of Buildings.

³ Local Planning Guidance Note 16 – Parking Standards - Wrexham County Borough Council

⁴ Local Planning Guidance Note 6 – Access To and the Use of Buildings - Wrexham County Borough Council

8. Environmental Sustainability

Ecology

8.1 - It is firstly important to note that no reroofing of the main building is proposed. A preliminary bat and bird survey was undertaken on 4th October 2013 by Clywdian Ecology (see Appendix 4 – Protected Species Survey) in relation to the prospective planning application seeking planning permission for the demolition of the Sundayschool Room and conversion of the main chapel building to residential use. The aims of the survey were:

- To describe any evidence of protected species in the study area;
- To assess the impact of converting the building; and
- To suggest mitigation measures as appropriate.

8.2 Following an internal and external survey the assessment summarises that:

“No evidence of suggesting a bat roost has been found during this survey and for the reasons suggested (see Section 7 above) is thought unlikely and no further survey work is required. It therefore appears that there are no apparent issues relating to the proposed conversion in respect of bats at the present time.”

and

“No recent evidence of nesting birds was found anywhere within or outside of the buildings.”

8.3 Nevertheless, the report goes on to detail certain precautionary recommendations (see Sections 8 and 9) that should be undertaken as good working practice during the construction phase together with the introduction of bat / bird friendly features. Conditions can be attached to ensure that:-

- Recommended precautionary working practice is undertaken during any structural removal / replacement and construction works, and
- The identified bat and bird friendly recommendations are introduced.

8.4 In light of the above in relation to ecology it is, therefore, considered that the conversion scheme complies with local and national policy / guidance⁵.

⁵ Wrexham UDP Policy EC6

Local Planning Guidance Note 32 – Biodiversity and Development - Wrexham County Borough Council

PPW Technical Advice Note 5: Nature Conservation and Planning [2009]

Energy Efficiency / Carbon Reduction

8.5 The main principle of the design has been to integrate passive design strategies with appropriate energy-reducing systems. It is not necessarily the case that every new development can support or include all of the latest technologies and systems. Sustainability has to be a measured approach, taking into account a range of measures. The chapel building will be insulated to minimise the energy demand and carbon emissions and greatly increase their thermal properties. The layout has been designed to make the most of natural light from the existing typical large chapel window openings. Also proposed is the use of low energy lighting / bulbs for internal and external lighting. Any electrical appliances and white goods provided within the scheme will be energy efficient where possible. The scheme will also include the installation of aerated low flow taps to hand basins and the utilisation of low volume fittings throughout. External space will be available for drying clothes and secure weather-proof cycle storage will be provided in the refurbished outbuildings.

Energy and Building Material

8.6 The underlying environmental benefit is the sustainable re-use of existing building stock – the main chapel building, which encompasses the embodied energy first employed in erecting the historic structures. Our proposal will introduce new internal insulation to provide a more thermally efficient envelope, and hence reduce space heating costs. Whenever possible, materials with low environmental impact will be specified for the conversion scheme. Locally obtained building materials will be sourced. All timber will be sourced from sustainable sources. Full consideration will be given to the Green Guide⁶, which provides guidance and specifications to developers on how to make the best environmental choices when selecting construction materials and components.

Water Management

8.7 The intention is to use water efficient fittings and appliances within the converted residential unit and water butts are also being considered in the design. Existing mains foul drainage will be utilised.

⁶ *Green Guide to Specification [BRE Global Ltd]*

Refuse Collection and Waste Management

8.8 There will be appropriate facilities for sorting and storing waste for recycling from the building. In compliance with the Council's requirements there will be a dedicated external space for the storage of bins and recycling containers.

Surface Water Run Off

8.9 New surface water drainage will be provided for the converted building. The development does not lie within an area at risk from flooding, in accordance with Environment Agency Flood Mapping data.

Health and Wellbeing

8.10 New roof lights will provide good natural day lighting to the rooms. Outdoor space will be provided for occupiers.

9. Character

9.1 The character of the immediate area has a religious identity defined by the number of related buildings at this main junction [Fennant Road, Chapel Street, Bank Street and Johnson Street] in Ponciau. The photograph below clearly demonstrates this. The area has an important history in relation to the two great Welsh Revivals. It is important, historically and culturally, that this important village identity is retained. This is, firstly achieved, by ensuring that the vacant and unused Seion Chapel is not lost forever if allowed to be demolished. Secondly, by allowing the change of use of the main chapel building to a beneficial use – in this instance, residential.



Photo 3 – Capel Bethel in the foreground, its hall to the left and Seion Chapel to the right

9.2 It is really important, even though the use of Seion Chapel as a place of worship has ceased, that the final conversion scheme respects the form, scale and design of the main chapel building. The submitted drawings confirm that this is the case – all existing openings within the original building have been preserved [see Appendix 12 - Proposed Elevations]. In addition all important external architectural features such as those referred to below are also retained.



Photo 4 – Important architectural features to be retained

9.2 The conversion scheme and the use of matching materials for all external works where required will be in keeping and compatible with the architectural quality, scale, character and context of the original chapel building. All existing brickwork and stonework will be carefully repointed.

9.3 The existing brick detailing to a number of the existing openings will be retained – see photo opposite. Regrettably, it is not possible to reuse the existing window frames due to the need to improve energy efficiency. It is proposed to replace all windows with a slim profile double glazing system in white painted timber. It is also proposed to retain the existing main doors to the front elevation. The two new doors being introduced in two of the side window openings will be sensitively designed to be in keeping with the replacement windows. Doors and windows will be recessed into existing openings so they are set back at least 100mm. The number of roof lights is kept to a minimum – three small roof lights to each side elevation are proposed. All roof lights will be of conservation style – with a flush fitting.



Photo 5

9.4 Internally, it is recognised that there are a number of significant features which should be retained within the proposed conversion scheme. However, to enable the best possible internal use of the chapel building the ceiling [see Photo 6 below] has to be lowered. As can be seen it contains two very attractive ceiling roses and cornice mouldings. It is intended that the ceiling roses be carefully removed and repositioned within each of the rear two units at first floor level and together with the replication of the existing cornice mouldings it will, significantly, give the appearance that the original ceiling of the chapel remains.



Photo 6 – Important internal ceiling roses to be retained

9.5 The careful design has not split any the above mentioned tall sash windows to both side elevations as has happened in so many similar chapel conversion schemes. However, the windows to the front elevation are partially compromised. To address this issue it is intended that the ceiling be cut in with a 'well' formed around the windows to ensure that they remain uninterrupted when viewed externally. Where possible, certain other existing features will be reused – doors, balustrades to the 'Big Seat' area and entrance hall floor tiles.

9.6 It is proposed to remove the large two storey rear element with associated single storeys on either side. Additional new openings have been introduced on each floor to create interest. It is also important that the external areas of the development scheme are sensitively treated. The use of matching materials have been dealt with elsewhere in this Statement. The site is an important feature in the local street scene with open views. The proposed hard and certain soft landscape treatment is in accord with the Council's local planning guidance⁷ and Wrexham Unitary Development Plan Policies PS 2 and GDP1.

10. Community Safety

10.1 The proposed development will result in an existing substantial vacant and unused chapel building is being converted to beneficial use. New windows and

⁷ *Local Planning Guidance Note 7 - Landscape and Development - Wrexham County Borough Council*

doors will be designed, manufactured and installed in accordance with BS 7950:1997 and fitted with security locks. Discrete building mounted external lighting will be provided. Provision of an access arrangements as described in Section 7 previously will benefit highway safety allowing for vehicles to access and exit the site in a forward motion. The introduction of windows to the rear of the building will provide natural surveillance of the proposed car parking area. The submitted proposal will not result in any community safety issues and is designed in accord with the Council's local planning guidance⁸.

11. Movement To, From and Within the Development

11.1 Ponciau is a convenient village location approximately three miles from Wrexham and two from the A483 by the Little Chef at Croesfoel, from where there is dual carriageway to Chester (15 miles). The most direct approach to the site from A483 junction 3 by the Little Chef at Croesfoel signposted B5605 Rhosllanerchrugog. Proceed for approximately one mile until eventually turning right onto Fennant Road. Continue through open ground and climb up into the village until eventually Capel Seion will be seen frontage on between Johnson Street and Bank Street. The proposed access to the site will be Bank Street with proposed egress onto Johnson Street [see Appendix 13 - Proposed Site Plan].

11.2 Buses run to a regular timetable from Wrexham to Rhos and Ponciau with bus stops in either direction are located 20/25 metres on Bank Street and 100 metres on Fennant Road. The nearest train station is in the town of Wrexham. Both Rhos and Ponciau offer many local amenities – a variety of local shops, post office, public houses, primary and secondary schools and other community facilities. The site is located within a 10 minute drive by car to the town of Wrexham where a comprehensive range of amenities exists.

11.3 Fennant Road and both Bank Street and Johnson Street are subject to a national speed limit of 30 mph. Ample car parking – for eight cars - is provided on site [see Appendix 13 - Proposed Site Plan] which will ensure that there will not be any on road parking. In accord with local planning advice⁹ and to ensure resident / highway safety, access to the site and egress

⁸ *Local Planning Guidance Note 24 – Designing out Crime - Wrexham County Borough Council*

⁹ *Local Planning Guidance Note 16 – Parking Standards - Wrexham County Borough Council*

from the site is designed in such a way to ensure that there will be no vehicles reversing out on to either Bank Street or Johnson Street [again see Appendix 13].

11.4 Unfortunately, because of the space available and financial constraints it would not be reasonable or practical to provide lifts to provide full disabled access to the conversion scheme. Building Regulations will of course be adhered to in the working drawing aspect of the development for all units.

11.5 Refuse collection and fire access can be easily gained from either Johnson Street or Bank Street and no particular on site requirements are needed for these specialist operations of vehicles.

12. Conclusion

12.1 The submitted Structural Appraisal Report confirms that the main chapel building is robustly constructed and is considered suitable for conversion into four self-contained dwellings. This Statement clearly demonstrates the positive aspects of the proposal and I particularly emphasise the following:-

- The proposal results in the retention of an important architectural / historic building within the local community which otherwise could be lost through demolition.
- The conversion of the main chapel structure to residential use [four units] is by very nature a sustainable use of a large vacant / unused existing building which has not attracted any other beneficial use.
- The ecological assessment submitted in support of the proposal demonstrates that there was no evidence of bat roosts or of nesting birds but does detail certain precautionary recommendations to be taking account of.
- The accompanying structural report by Andrew Hannett Ltd proves the existing stability of the main chapel building, and that its adaptive re-use is viable without the need to make major interventions.
- Adequate access arrangement and parking facilities are proposed.

12.2 It is, therefore, considered that the development proposal complies with all of the Council's policies contained within the Wrexham Unitary Development Plan

and takes into account advice contained in the relevant local and national planning guidance. In light of the above, this application is commended to the Council.

References

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