

Design & Access Statement

Site Address: 1a Pen Y Bryn, Wrexham, LL13 7HU.

Date: January 2014

Applicants Details

Name: Mr Adeel Ansari
Address: 24 Ruabon Road
Wrexham
Wrexham County Borough
Post Code: LL13 7PB

GENERAL

Introduction

This Design and Access Statement should be read in support of a planning application for removal of Condition 3 under planning permission code P/2013/0623 to allow for the use of upper floor as residential accommodation at the above address. This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009. The statement should be read giving full regard to the applications' documentation including the attached proposed and existing drawings.

Description of Development

The two storey property has obtained planning permission for shop use and it is proposed that the upper storage area is converted to residential class use to provide a much needed commercial rental property close to the town centre.

Physical Context & Community

The development site is located on A5152 Pen Y Bryn Road into Wrexham Town Centre.

The application site is adjoined by residential properties to the upper two storeys above a public house and a commercial property to the other side.

The site boundaries are the external walls to the property itself which adjoins the public footpath directly to the front.

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The aerial photograph below identifies the application site in context of its surroundings.



Site Constraints

The key constraints that have been identified to developing our site are namely the close proximity to the adjoining highway and it is for this reason that specialist acoustic window and door units are to be installed to the buildings frontage and also the fact that the building/site is 'land-locked'.

Social Context

It is considered that the proposed development to the upper storey will offer suitable residential premises with convenient access to all local amenities.

Economic Context

The proposal will offer economic benefits in the short-term as the proposal will provide employment for those contracted to undertake the works.

National & Local Policy Context

The policy guidance which has been taken into account in relation to the design of the proposed work is set out within Planning Policy Wales (4th Edition) and the following Technical Advice & Local planning Guidance Notes:

- TAN12 – Design (2009) and Planning (2009)
- TAN18 – Transport (2007)
- LPG Note 6: Access for Disabled People in Buildings.
- LPG Note 16: Parking.
- LPG Note: Shopfront Security.

The development plan consists of the Wrexham Unitary Development Plan (1996 – 2011) which was adopted in 2005.

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Pre-application Consultation:

Pre-application consultations have taken place direct between our Client and Mr Matthew Phillips of the Planning Department and Mr Ian Stockdale.

DESIGN

Although the works are minor in nature they will significantly improve the external appearance of the existing building and provide internal amenities that are in compliance with current Building Regulations.

ACCESSIBILITY

Policy Approach

The following section of the statement aims to identify the national and local planning policy guidance that has been taken into consideration with regards to the means of access to and from the proposed development.

National Planning Policy Wales

CABE defines Inclusive Design as an effort that *'aims to remove the barriers that create undue effort and separation. It enables everyone to participate equally, confidently and independently in everyday activities'*.

PPW advises that all Local Authorities should consider the issue of accessibility for all, including the needs of those with visual and hearing impairments and those with limited mobility such as wheelchair users, elderly people and people with young children.

TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.

Local Planning Approach - Wrexham UDP

Policy T8 of the UDP refers to highway and parking provision and states that;

Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:-

- a) the availability of public transport nearby,*
- b) proximity to public car parking,*
- c) proximity to local services and facilities,*
- d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.*

We believe that the proposed change of Class use to the upper storey and location of the site for potential residential tenants negates the requirement for car parking due to its town centre location and close proximity to many public transport networks.

Site Access and Locational criteria considerations

Public transport is available on Ruabon Road.

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Parking Provision

The site is 'land-locked', please see above.

Approach:

The approach to the new residential upper floor will offer a separate access with clear and flat landing (1:20) from the public footpath.

Horizontal Circulation:

Sufficient clear widths are provided to door openings with ample clear door opening widths for ambulant access.

Vertical Circulation:

A new staircase which is fully compliant with the Building Regulations Parts K & M has been provided in the previously approved scheme.

ENVIRONMENTAL SUSTAINABILITY

The development is to fulfil the current Building Regulation standards in terms of environmental sustainability and fabric heat loss.

Energy Efficiency/ Carbon Reduction

The development is to fulfil the current Building Regulation standards. Windows and doors will be detailed to have high insulation & acoustic levels. Low energy light fittings will be used throughout the development.

Sustainable Materials

See above.

Water

n/a.

Waste Management

Existing services to be maintained.

Sustainable Building Standards

National recognised and quality assured standards have been used to demonstrate that environmentally sustainability design solutions (as set out above) have been incorporated into the new development. These include but are not limited to the aforementioned Building Regulations, specifically Part L of the Approved Document.

CHARACTER AND SCALE

All works are to be internal to the upper floors only.

The aim has been to design a development that maintains the character of the existing building and as such existing window positions etc. have been maintained.

- *Layout*

We have retained the existing access into the existing upper storage area for the ground floor commercial premises.

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- *Appearance*

n/a

- *Landscaping*

n/a

COMMUNITY SAFETY

During the design progress, design measures such as layout, appearance and landscaping have been carefully assessed to help to prevent crime.

The following safety measures have been implemented as part of the design process in the previous approved planning application:-

- The windows are extremely durable due to the fact they are 'acoustic' windows and the front door is to Secure By Design standards.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Matters relating to accessing the proposed development site, have been dealt with in detail elsewhere in this statement.

CONCLUSION

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a sustainable form of development that compliments its surroundings and a form of development that will be accessible by its users.

For the reasons set out above it is therefore concluded that the proposed development can be supported to allow the change of use of the upper floor from Commercial to Residential and removal of Condition 3 to Planning Approval P/2013/0623.