

Project	Proposed Refurbishment of Ground Floor and Change of Use to first floor of the Seven Stars Public House, Lambpit Street, Wrexham. LI13 8BG
Initial Date	November 2011
Local Authority Report	Design and Access Statement
Stage	C

Design and Access Statement

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Pennaf Ltd
November 2011

1.0 Preamble

- 1.0.1 This Design and Access Statement considers the intention to refurbish the existing public house known as the Seven Stars and to Convert the first floor residential accommodation into Offices, Meeting rooms and ancillary accommodation. The intention is to obtain Full Planning Permission for A2 to the first floor which is currently C3 and maintain A4 Use to the Ground floor and include A3 use to the Ground Floor.
- 1.0.2 The site will be come Known as Saith Seren and will be a Welsh Language Cultural Centre promoting All things welsh locally, serving food and drink downstairs with meeting rooms and offices etc on the First floor. See extract from Saith Seren Website below

“Canolfan Gymraeg Wrecsam is a locally based cooperative looking to purchase and refurbish the Seven Stars public house on Chester Street in Wrecsam town centre. Our aim is to establish a Welsh centre in our town which will be called ‘Saith Seren’. Saith Seren will be a permanent legacy from the 2011 Eisteddfod held in Wrecsam, the centre will be owned by the local community and run for the benefit of the local community.

We believe a lasting legacy from the 2011 Eisteddfod to celebrate our Welsh identity here in Wrecsam is important for the town. We aim to establish a community hub at Saith Seren, providing a bilingual environment which will provide locally sourced food, a bar, live entertainment, meeting rooms, community facilities and office space for local businesses.

Saith Seren will be a unique venue, not only catering for the Welsh speaking community but also providing a welcoming environment for Welsh learners, local people and visitors.

Sustainability is at the heart of our vision for Saith Seren, any profit made at the centre will be reinvested to provide community facilities, such as meeting space, training for local people, help with business start ups and financial support for local groups. We will also work with existing organisations to provide a bilingual local support network focused on creating opportunities for the local population. We have already prepared a comprehensive business plan and are currently working with Clwyd Alyn Housing Association to get the project off the ground. We now need your help to ensure this project is the success we know it can be, the community ownership aspect of the centre is vital and we currently have a share offer in place with £19,000 already pledged from our supporters. We hope you’ll get involved and become part of this exciting project which is unique to north east Wales.”

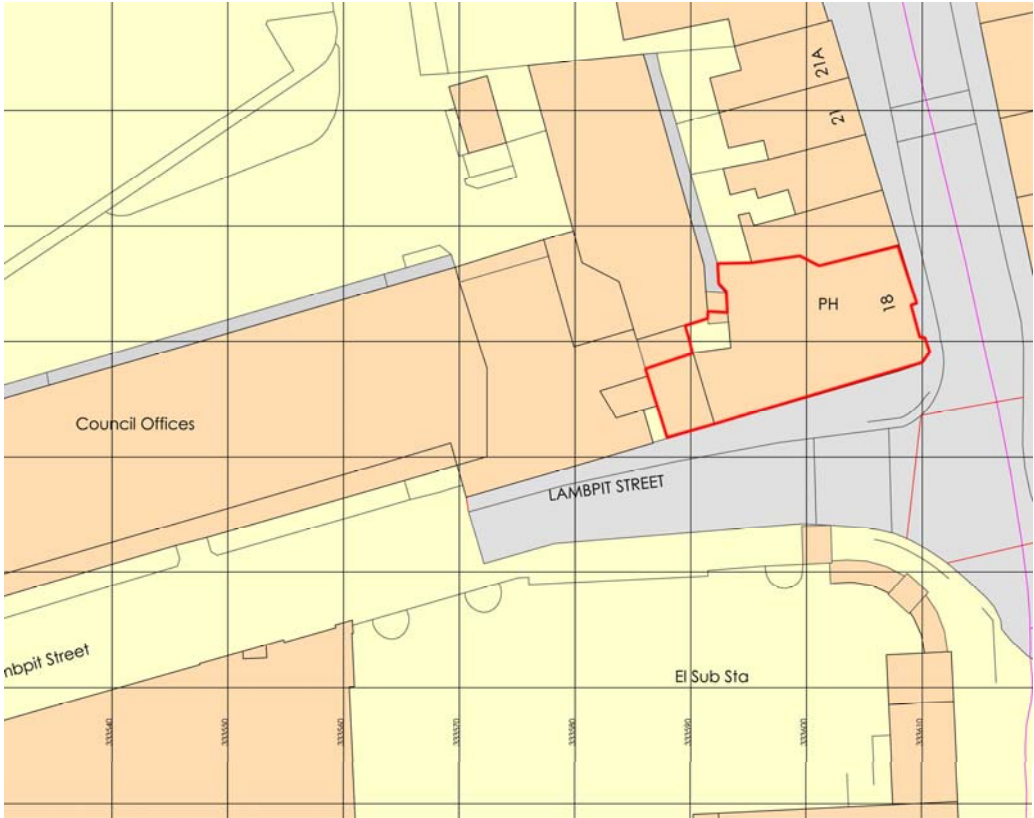


Fig. 01 - Proposed Site Area located adjacent Council Offices

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2.0 The Applicant

- 2.0.1 The Applicant is Pennaf Ltd,
- 2.0.2 The Applicant's address is 72 Ffordd William Morgan, St Asaph, Denbighshire. LL17 0JD

3.0 General –

- 3.0.1 **The Proposed Site** - The site is located adjacent to the Wrexham County Council Offices on the Corner of Chester Street and Lambpit Street
- 3.0.2 The Property is Grade II listed and is described as follows - The Seven Stars Public House was built in 1898 to the designs of Thomas Price of Liverpool. It is a distinctive commercial style employing elements of Arts and Crafts architecture. Built of brick with slate roof, it is an excellent local example of the trend in late 19th Century Public House building in which flamboyant and individual design is used to suggest commercial distinction
- 3.0.3 The total area of the site identified as being appropriate for the development by the Applicant is 247m² and this is indicated by the red line on the relevant application drawing AL(0)01 Location Plan.

3.1 Site Location - General area, Condition and Context

- 3.1.1 The proposed site area for the development forms part of an existing development which originally Included a cinema to the rear of the Seven Stars which has now fallen into disrepair.
- 3.1.2 The Site is part of the Urban Centre of Wrexham and is an important landmark on the corner of Chester Road and Lambpit Street.
- 3.1.3 The site is fairly level with a slight rise along Lambpit Street towards Queens Square.

3.2 Planning History

- 3.2.1 The site has no recent planning history.

3.3 Site Planning Principals

- 3.3.1 Access is currently gained to the site from the existing entrances off Lambpit Street and Chester Road. There is access for deliveries to the rear of the site through the archway access to the Council Offices at Lambpit Street.
- 3.3.2 The position of the building is prominent and is ideally placed for the uses as described above.

3.4 The metrics of the proposed Building are as follows:

- 3.4.1 Existing Footprint of Basement Floor Plan

92.5 m²
- 3.4.2 Existing Footprint of Ground Floor Plan

212.5 m²
- 3.4.3 Existing Footprint of First Floor Plan

174.0 m²
- 3.4.4 Total Floor Area:

479.0 m²
- 3.4.5 Proposed Footprint of Basement Floor Plan

92.5 m²
- 3.4.6 Proposed Footprint of Ground Floor Plan

212.5 m²
- 3.4.7 Proposed First Floor Plan

193.0 m²
- 3.4.8 Total Floor Area:

498.0 m²
- 3.4.9 Total Area of Proposed Site:

247 m²
- 3.4.10 Maximum height of Building will be

9m above DPC (existing)

3.6 Drainage

- 3.6.1 The site is not subject to flooding and is therefore classified as a ‘Level 1’ site, as far as the Environment Agency is concerned.
- 3.6.2 The roof and surface water drainage will be directed into the existing drainage system.
- 3.6.3 Foul drainage will be as existing.

4.0 Accessibility - Proposed Site Works

- 4.0.1 The development will not require any alterations to the site levels, however all proposed entrances will have a level threshold. There is a small stone step of 50mm rise to the access off Lambpit Street, we intend to install a small wrought Iron ramp in this position which is detailed on drawing AA(0)01. A new lift is provided in the new entrance area to the first floor to provide access to the first floor. The stepped access to this new entrance will remain as existing, a temporary ramp will be provided

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for wheelchair users in this position as a permanent solution in this position is not feasible due to encroachment onto the public highway and it would detrimentally affect the character of the building.

5.0 Environmental Sustainability

- 5.0.1 The Building is Listed Grade II and as such thermally upgrading the fabric in any way will be difficult. However the following elements will be included where appropriate.
- 5.0.2 Any new heating and ventilation provided will be of an energy efficient type.
- 5.0.3 All new materials specified will be A rated in the BRE Green Guide to Building Products.
- 5.0.4 The development is directly adjacent a main Bus Route, offering public transport to and from the site.

6.0 Character

- 6.0.1 The building is currently in a good state of repair and externally will remain as is except for the new entrance into the first floor office accommodation, which will involve re opening of the old cinema entrance which faces onto Lambpit Street. This will be done under phase two of the works. The design of this facade cannot be completed until the existing facade is opened up to examine the remains of the original facade and a suitably designed replacement to the satisfaction of the Conservation officer is agreed. The re opening of this entrance will complement and enhance the Elevation onto Lambpit Street.
- 6.0.2 The site area is also in good state of repair, and will not require any additional landscaping or improvement. The rear yard will be cleaned and the emergency escape stairway will be made good.
- 6.0.3 The proposal involves the change of use of the first floor accommodation to office / meeting spaces and ancillary accommodation and as such this will require some alterations to the internal walls as shown on the proposed drawings ref: AL(0)3 AND AL(0)04 and also on the detail drawings AA(0)01. None of these alterations will detrimentally affect the building externally, however one internal wall which is to be demolished as part of the phase two works will need to be carefully exposed prior to demolition and checked with the Conservation Officer to ensure no historic elements are being demolished.
- 6.04 Re opening the old Cinema Entrance to provide a much needed new Entrance to the First floor accommodation makes efficient use of existing building structure and And provide a sustainable solution to a difficult problem without the need for any additional construction. This will also reinvigorate a part of the building which has been falling into serious disrepair.

7.0 Community Safety.

- 7.01 The site is on a main public street having good visibility.
- 7.02 The opening up of the original cinema entrance will improve surveillance by removing a recess where people can congregate.

8.0 Movement to, from and within the development

- 8.01 The site lies close to many bus routes, offering sustainable transport choices

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- 8.02 The site is close to the existing town centre, where ample parking is provided
- 8.03 There is a service delivery access to the rear.
- 8.05 Within the building, a new lift is provided giving access for all to the first floor.
- 8.06 As previously stated there will be level access provided to the ground floor.

9.0 Accompanying Documentation

- Application Forms and appropriate Certificate of Ownership etc.
- Cheque made out to Wrexham County Council

Drawings:

- Location Plan – Drawing Number JIG/0978/11, AL(0)01
- Existing Floor Plans – Drawing Number JIG/0978/11, AL(0)02
- Proposed Basement and Ground Floor Plans– Drawing Number JIG/0978/11, AL(0)03
- Proposed First Floor Plan – Drawing Number JIG/0978/11, AL(0)04
- Site Plan – Drawing Number JIG/0978/11, AL(0)05
- Proposed Details – Drawing Number JIG/0978/11, AA(0)01
- Specification of Works