

DESIGN AND ACCESS STATEMENT

Proposed Change of Use from A1/A2 with ancillary
accommodation to HMO

The Walnut Tree, 130 Rhosddu Road, Wrexham

Site Location – Description

The site is located within on Rhosddu Road in Wrexham and comprises a large former public house/ hotel with letting rooms to the first floor. The building is located within a substantial plot and has a paved car park with 18 spaces.

The building sits in a predominantly residential locality and is within walking distance to the university and town centre.

The site is level with an existing access from Prices's Lane to the rear of the building.

The existing building bounds the footpath to the front and boundaries to the side and rear are formed with masonry walls and fences.

The site is predominantly hard surfaced with a large mature Walnut Tree to the rear which has a TPO in place.

The Walnut Tree Public House, closed in August 2010 following a protracted search by Enterprise Inns to find a new Tennant. As the Public house had been trading at a loss for 4 years Enterprise decided the business was no longer viable, closed the public house and marketed it for sale on the open Market.

Proposal

The site offers an excellent opportunity to provide a number of letting rooms to meet the growing demand in Wrexham for good quality Student and HMO accommodation. Given its proximity to Glyndwr University the proposed change of use will bring the building back into viable use.

The proposal allows for 8 large letting rooms with a communal kitchen/ diner. The rooms far exceed the current guidelines for HMO rooms and adequate parking provision is already provided

to allow for 1 space for each new room created, as well as coping with the demand for the 7 existing letting rooms. The total number of letting rooms once the proposed and existing uses are implemented will be 15.

Energy efficiency/carbon reduction strategy

The change of use will require compliance with Part L.2A of the Building Regulations “Conservation of fuel and power”. heating will be gas fired, using the latest energy-saving combi-condensing boilers.

Replacement windows and joinery items in general will be constructed of softwood from sustainable sources.

Drainage

Foul and surface water drainage will be discharged to existing system that currently serves the building.

Access Statement

Statement of Intent

The design complies with current regulations and good practice to provide reasonable access for all: elderly, young and disabled persons.

Building Regulations & DDA

The works are subject to approval under the Building Regulations 2000 as change of use. The works should therefore comply with Requirement M1.

Compliance with Requirement M1 can be shown by following guidance contained in Approved Document M (2004).

Sources of Guidance

Approved Document M (2004 Edition)

BS8300:2001

DRC Guidance Note 'Access Statements'

Consultations

Consultation with Building Control will be undertaken as part of the Building Regulations application.

SPECIFIC ACCESS ISSUES**Car Parking**

There is ample space for the parking of residents and visitors cars, with 15 spaces already being available.

Cycle Storage

The existing boiler room shown on the drawings will be converted to a secure cycle store.

Approach to Building

The approach to the building is basically level and is already suitably furnished with a metalled surface.

Accessible Entrance

The ground floor entrance already gives a clear unobstructed width of 800mm with level threshold in compliance with current Building Regulations.

Internal layout and facilities

The internal layout is designed to conform with Part M of the current Building Regulations