



DESIGN & ACCESS STATEMENT

**in support of a Planning Application for
the change of use and alterations of the
former Public House,**

**THE MITRE VAULTS
PENTRE FELIN
WREXHAM
LL13 7NB**

to provide student accommodation.

On behalf of

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1.0 Introduction

- 1.01 This Design and Access Statement has been prepared in support of a planning application for the change of use and alterations to The Mitre Vaults public house to student accommodation.
- 1.02 This is a re-submission of an earlier application Ref P/2011/0007
- 1.03 The development will provide 20 bedrooms in the existing building and these are described in more detail in section 3.0.
- 1.04 The Design and Access Statement describes the site and discusses the planning policies under which the applications should be considered.
- 1.05 The design takes into account findings from the Flood Consequences Assessment (FCA), which forms part of the application.

2.0 The Site

- 2.01 The site is within 15m of the corner of Pentre Felin / Brewery Place and close to Wrexham town centre. The surrounding area contains a wide range of uses, which are under planning use classes A1, A2, A3, B1, C3 and D1.
- 2.02 The development site consists of a public house and car park. The upper floors have previously been used for accommodation purposes. The public house has ceased trading and the building is in need of renovation and modernisation.
The brewery have imposed a restrictive covenant on the building to prevent use as a public house by future purchasers (the applicant)
- 2.03 The site area measures:
- 511m² for the existing building, car park and access yard off Brewery place, this is the area edged red on the site plan.
The floor areas of the existing building comprise
Basement / Cellar = 88m²
Ground Floor = 106m²
1st Floor = 91m²
2nd Floor = 88m²
- 2.04 The development site is a Brownfield site within an urban area.

3.0 Development Proposals

- 3.01 The development consists of the change of use and alterations to the existing public house to provide student accommodation and associated facilities at ground, 1st and 2nd floors and the conversion of the roof space
- 3.02 The extent of the external alterations are minor. The existing front doors will be converted to fixed full height windows and the main entrance will be via an existing door on the west elevation (car park). A small extension over two floors on the east elevation will provide access and an escape facility for the 2nd floor and roof space.
- 3.03 Internally there is limited further sub-division of rooms, the existing layout is already receptive to conversion to this type of accommodation
- 3.04 The development proposes a total of 20 bedrooms with shared facilities within the building, comprising bathrooms, wc's, kitchen/dining rooms and lounges.
- 3.05 To comply with the requirements of the Environment Agency following flood modelling the ground floor is to be raised to a level of 380mm above the existing level. The existing basement will not be used as part of the accommodation.
The reasons for raising the floor level are discussed in the Flood Consequences Assessment included with the application

4.0 Planning Policy

4.01 This section provides a review of relevant local and national planning policy and confirms compliance with such policies

4.02 Local Plan policies are considered as follows

Policy PS2 requires that development must not materially detrimentally affect landscape / townscape character or the quality of the natural environment.

Policy PS3 confirms development should use previously developed land comprising vacant, derelict or underused land in preference to greenfield land.

Policy PS4 confirms development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternative transport to the car.

Policy H2 states residential development on unannotated land within settlement boundaries will be permitted subject to compliance with Policy GP1

Policy T8 states that development granted planning permission will be required to provide vehicle parking spaces either on site or nearby to comply with the Council's parking standards. Special regard will be given to the proximity of public transport, public car parking, proximity to local services and road safety hazards associated with street parking.

Where the development is unable to provide parking on the site or nearby the Council will require the developer to make a financial contribution for measures to assist public transport, walking or cycling facilities.

Planning Guidance Note 16 (Parking Standards) provides the maximum levels of parking provision that must be provided for land uses. For student accommodation a development should provide a maximum of 1 car parking space per 2 bedrooms although variations may be permitted in where there is available nearby parking and public transport.

4.03 Bridge Street Planning Development Brief 2004

The development is within the regeneration area covered by this brief. Improvements to footpaths, pedestrian crossing facilities and lighting identified in the brief as beneficial to the scheme have already been completed.

4.04 Wrexham B.C. Draft HMO Improvement Policy May 2008-2012

The accommodation provided complies with and exceeds the requirements contained within this guide for student accommodation

4.05 Planning Policy summary

The site is considered to be in a sustainable location, with excellent public transport links in the immediate vicinity.

The development will result in the re-use of an existing, vacant building which will be upgraded during conversion works and assist in the lowering of carbon emissions.

5.0 Design

5.01 The following design principles included within the development.

5.02 Access:

The main entrance will be via a ramped approach on the side elevation off the car park. The car park leads directly to the pavement on Pentre Felin via a level access and provides good pedestrian links to surrounding areas including the town centre.

The ramp will provide access requirements in accordance with Part M of the building Regulations, internally equality issues and compliance with Part M will be achieved as follows.

- a) 10% of the total rooms in the building will be allocated for use by persons using wheelchairs if the requirement arises and these will be rooms 5 & 6 on the ground floor which provide a clear area of 1.5m x 1.5m in the room for wheelchair turning in accordance with Part M.
- b) All doors and circulation spaces on the ground floor will comply with Part M
- c) A combined wc / shower facility will be provided on the ground floor to comply with the requirements of Part M
- d) 10% of the car parking will be dedicated for disabled use which equates to one space

5.03 Sustainability

The proposal results in the conversion of an existing building where the external building fabric will be upgraded to comply with current Building Regulations which will provide much greater efficiency than the current and contribute to savings in carbon emissions.

The site is well located to enable the occupants to utilise the sustainable transport choices within the vicinity and is within walking distance of Wrexham bus station which provides a range of services including several routes along the neighbouring Brook Street

The site is also within walking distance of the rail network which provides good links to Wales, the North of England and the wider rail network.

The development makes provision for the storage and collection of waste (recyclable and non- recyclable) and is shown on the Block Plan.

5.03 Character

The conversion of the existing building will result in a minimum impact upon the character of the area and involves little change to the external features which overall makes efficient use of the existing building in line with local planning policy.

The building includes only a small increase in floor area on the east elevation which is a stairwell and the amount and scale of the building are unaffected. The height of this stairwell has been reduced from the previous application following comments by the Planning Officer. There is no landscaping on the site and there is no scope for any proposal due to lack of external surface area.

5.04 Community Safety

The conversion to student accommodation makes use of the existing building which is currently vacant. The site is close to the town centre on a busy road with the front elevation immediately at the back of the footpath and therefore benefits generally from natural surveillance.

Bringing the building back into use would enhance the safety in the area, the building is currently secured and monitored by a security company but is still open to vandalism, trespassers and anti social behaviour.

5.05 Access to and from the site and within the development

The parking provision on the site will be 10 spaces in accordance with PGN 16 which requires 1 space per 2 bed spaces.

The site is in close proximity of a wide range of public transport facilities as described in 5.03

Technical Advice Note 18 – Transport, supports the development of car free student accommodation in locations with good walking, cycling and public transport links. It has been demonstrated the site is within an accessible location and therefore car free student accommodation meets the criteria and should be considered acceptable under planning policy. However parking has been provided as described above.

The development will provide adequate cycle and motor cycle storage facilities within the site and these are shown on the Block Plan.

In accordance with TAN 18 the developer will ensure that all residents are aware of the status of the development prior to occupation.

6.0 Conclusions

- 6.01 In consideration of the application the key planning issues are :
- Compliance with the development plan
 - Impact on the character and amenity of the area.
 - Impact on transportation and access to and from the development
 - Meeting sustainable development criteria.
- 6.02 This Design and Access statement demonstrates how the scheme have been designed to comply with national and local planning policies
- 6.03 The site is within the exiting urban area of Wrexham town centre and has excellent links to a range of public transport facilities
- 6.04 The development re-uses an existing vacant building, which provides sustainable development.
- 6.05 The access to and from the building are appropriate to the site and its surrounding area and the potential occupiers of the development.
- 6.06 Glyndwr University have confirmed they will enter into a Nomination Agreement for all the rooms which further enhances the sustainable use of the building.
- 6.07 In conclusion the proposal satisfies the planning criteria and there are no material considerations which suggest that planning approval should not be granted.

