

Blueprint Architectural Services Ltd

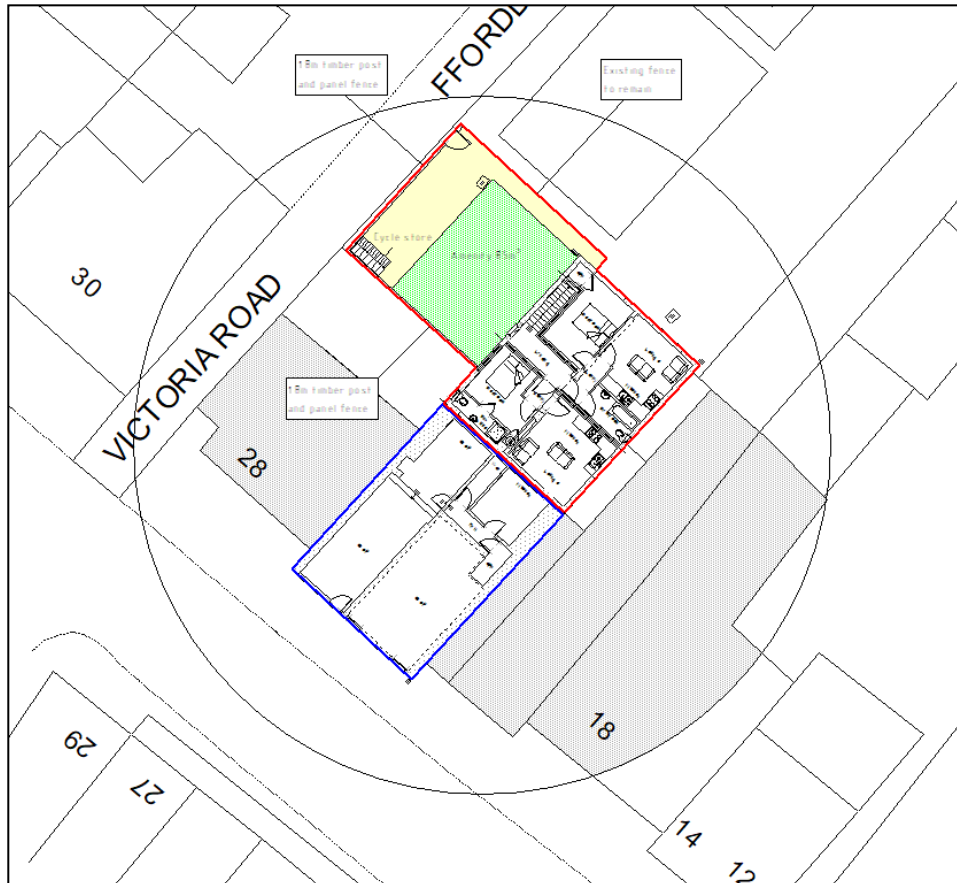
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Design and Access Statement



Statement prepared for:

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Statement required for:

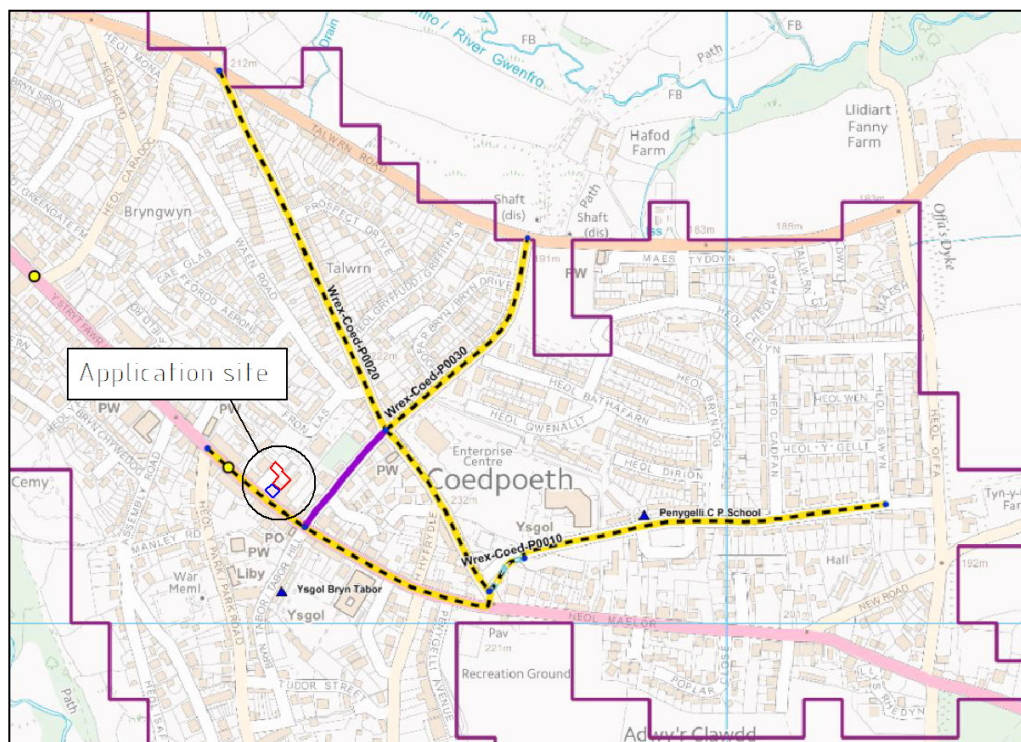
Proposed partial conversion of former retail unit to two, one bedroomed apartments at 26 High Street, Coedpoeth, LL11 3SB.

1.0 Brief:

- 1.1 We have been approached by our client to submit a planning application for the partial conversion of the former shop at 26 High Street.
- 1.2 Blueprint's initial task was to obtain information regarding the site. A survey was conducted by the team which would enable a basis for the project to be developed.
- 1.3 The land to the rear of the site is home to some previous planning history in which an application was granted for the construction of three apartments under reference no. P/2016/0836. These apartments have since been constructed and are in use.
- 1.4 The intention is to provide the apartments for young professionals as the area provides an excellent base to reside.

2.0 Access, Movement to and from the site:

- 2.1 The site will be accessed via a gate served off Victoria road. Immediately the occupants will be served with a cycle store to ensure their bicycles are kept safe overnight.
- 2.2 The intention is to encourage an active lifestyle to the occupants. This can be introduced by means of both walking and cycling as recommended in Planning Policy (Wales). Figure 1.0 is the existing route map of Coedpoeth. It can be seen the site is within close proximity to the existing routes (highlighted in yellow).



1.0- Existing routes in Coedpoeth (Wrexham Active Travel)

- 2.3** Walking and cycling as modes of transport have many similarities. They deliver significant physical and mental health benefits, reduce congestion, create no air pollution or noise, and are low-cost forms of travel. (Design Guidance, Active Transport Wales, 2013). We feel this approach to the design will favour the young-professional and provide an excellent property in the village.
- 2.4** Since the above map was produced, the footpaths and safe-walking routes in Coedpoeth have improved dramatically.
- 2.5** Refuge islands have been constructed on the main road passing through Coedpoeth which provide excellent points for the public to cross the road safely. The island reduces the width on the road which also lends well to slow down the traffic prior to the speed camera. Pelican crossings can also be seen on the main road to provide safe areas for pedestrians.
- 2.6** High Street, Coedpoeth (A525) is a road link between the town of Wrexham & Ruthin. Several convenience stores line the highway within the village centre. Bus stops are sited on the road, providing a good public transport network into and out of local villages and Wrexham Town Centre.
- 2.7** The A525 provides a link to the dual-carriageway A483 (Junction 4) which is within four Kilometers of the site in a south-east direction. The A483 is the busiest carriageway in the county, linking Wrexham to Chester in the north and Oswestry travelling south. The dual carriageway's junctions connect Wrexham Town Centre to the area's large Industrial Estate and the English town Nantwich, along with surrounding villages and hamlets such as Acton and Ruabon.
- 2.8** Traffic control along the high street is maintained by speed cameras. These are clearly indicated with warning signs attached to streetlights and road signs at unequal spacings along the A525.
- 2.9** A public car park is also within a short distance of the site which would enable any visitors to park their car securely.
- 3.0 Character:**
- 3.1** Coedpoeth has a mixture of building types lining its high street. The existing shop is part of a row of terraced buildings which consist of a pharmacy, Chinese takeaway, and houses. The front of the property incorporates a single storey flat roof design which projects towards the highway. The windows on the first floor are provided with stone cills which is a frequent characteristic in the village.
- 3.2** The sides and rear elevations are constructed using common bricks, with white uPVC windows, guttering, and downpipes. As the only external alterations include the addition of windows, the Client will be using white uPVC to ensure the proposal retains the character of the existing building.



2.0 Front Elevation as viewed from High Street

- 3.3** When walking along High Street, a variety of materials can be seen such as blue, beige, or white render; brickwork or stone walls, and both slates and tiles used as roof coverings. The existing shop incorporates a blue painted brick at lower level, with a blue painted render at first floor.
- 3.4** The adjacent property (Rowlands Pharmacy) is of a more traditional appearance. Both stone walls and slates roofs can be seen which is much more in keeping with the village.
- 3.5** Coedpoeth is a traditional village within the county borough of Wrexham, located on a through route to the Denbighshire town of Ruthin. Traditional methods of employment to the area included coal mines, lead mining and smelting at Minera Lead Mines and the Smelt. Quarrying, in the nearby Penygelli, Berwig, and Minera quarries, all were served directly by local railways. The late 20th century, however, saw a decline in the area's traditional industries, and all have now disappeared. Today Coedpoeth is a dormitory village supporting people who work in Wrexham.

4.0 Appearance/ Design Principles and Concepts

- 4.1** As previously mentioned the external appearance is to remain unchanged except for the addition of four windows. The windows are being introduced to provide natural sunlight and ventilation to the rooms.
- 4.2** The internal layouts have been developed to provide one bedroom with an open kitchen/ living areas. The apartments would provide ample space for young professionals looking to reside in the community.
- 4.3** The external amenity area is a flat parcel of land. It is our intention to replace an existing metal fence with a more attractive timber post and panel fence. A side entrance gate has also been provided to enable access for the occupants.



3.0 Existing and proposed fences (Existing left, Proposed right)

- 4.4** The existing building is to be altered internally. Should any works that have been indicated on the plans affect the building structurally, a suitably qualified Structural Engineer will be employed to ensure the building is safeguarded from any possible collapse during building works.
- 4.5** Workmanship is to be carried out to a high standard to ensure alterations to the existing building are seamless.
- 4.6** The proposed bike store will be constructed using timber with a flat roof design. This is to ensure the store does not detract from the existing building. The side walls of the store will be clad with shiplap.

5.0 Community Safety

- 5.1** According to information available to the general public there has been 19 crimes reported in the vicinity for the month of November 2020. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3** The proposed works would see and increase in natural surveillance of the area, as the building would be occupied. This would aid in preventing any possible crime in the area.

6.0 Environmental Sustainability

- 6.1** A scheme of modernisation and refurbishment has been put forward, allowing us to reuse an existing structure will be sustainable to the area.
- 6.2** All work that is proposed will be controlled by the Local Authority Building Control, ensuring the building is compliant with current building regulations.
- 6.3** Soundproofing measures are to be installed within the existing building to ensure the apartments are adequately soundproofed from the units beyond. The apartments will also achieve the thermal values for conversion as set out in Approved Document L of the Building Regulations.
- 6.4** The proposed building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumes/ circuit watt to ensure that each apartment has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7.0 Local and National Policies

- 7.1** The proposed residential development is compliant with policies GDP1 ensuring the development has a positive contribution to the vicinity. As there are excellent bus routes close to the application site it also complies with the policy GDP1.
- 7.2** The proposal also complies with Policy H2, development on unannotated land. Within Wrexham's Unitary Development Plan (UDP), there is a limited number of sites within Coedpoeth which are allocated for housing. This proposal seeks to use an existing structure within the settlements of the village.
- 7.3** As there are no external works that would have a detrimental impact on the locality, the application is compliant with planning policy PS2 *"Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment"*.

- 7.4** As we are looking to use an existing building in its entirety, policy PS3 is adhered to. Furthermore, the design is in keeping with the existing settlement pattern; meaning all the existing travel patterns can be utilised ensuring the project is compliant with policy PS4.
- 7.5 Due to the active travel approach to the proposal, it will ensure the application is compliant with both Policy T9 of Wrexham's planning policies, and Active travel (Wales) Act 2013.
- 8.0 Conclusion:**
- 7.1** We feel this planning application should be looked favourably upon as the intention to provide additional accommodation within the locality ideally suited to young professionals.
- 7.2** The proposed property will be constructed in line with current building regulations. Part of the new regulations is to install sprinkler systems within all new dwellings, providing occupants with a safer home to live in.
- 7.3** We feel this planning application should be supported as we feel there are no justifiable reasons for refusal.
- 7.4** The conversion will provide additional accommodation to the town, which is a recognised requirement for the County Borough.

Document Prepared by:
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