



Design & Access Statement for

Project No. OTW1164

Project Address: Engedi Chapel, High Street, Brymbo, LL11 5BL

Client: Mr & Mrs Steggles

Location:

Engedi Chapel is located in the village of Brymbo in North Wales. It is opposite Bryn Road, on High Street.

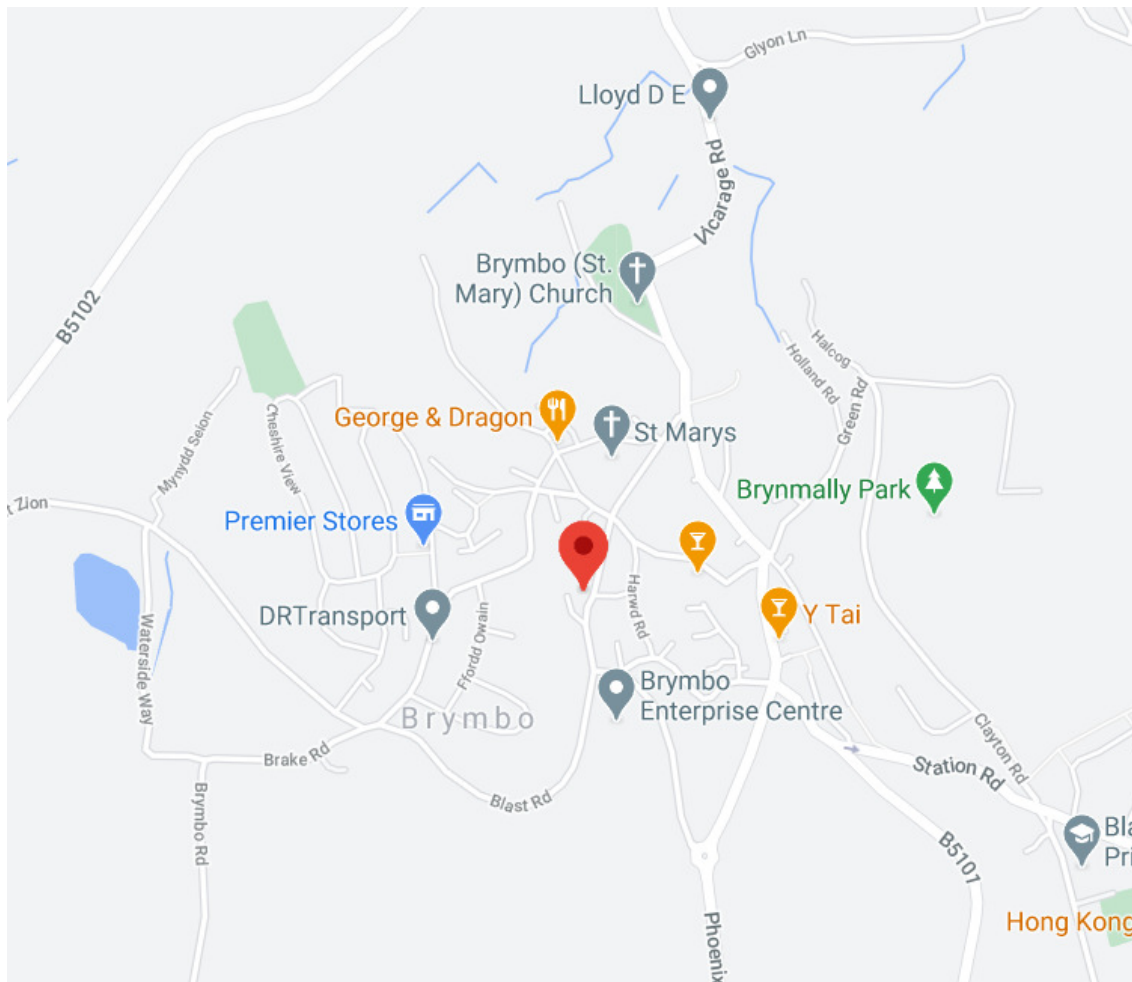


Figure 1 - Map of locality via Google Maps

Site History



Figure 2 - Photo of High Street, circa 1900's

Engedi Methodist Chapel was originally built in 1820, then rebuilt in 1840 and again in 1861, finally built as present Chapel in 1895. The current Chapel, is built in the Simple Gothic style of the gable entry type. The photo above shows part of the Chapel in the background, photo from around 1900.

The property now lies in a state disrepair with boarded over windows and slates missing from the roof. Externally the site is overgrown and the site as a whole has become an eyesore to the village of Brymbo, especially with its prominent position.



Figure 3 - Current Street view from Google Maps

Previous Planning Approval

An application was made in 2017, (ref no. P/2017/0319) for demolition of existing structure and replacement with nine affordable home apartments with associated parking and access. This application was initially refused, notice dated 05/02/2018 and then approved on appeal by The Planning Inspectorate, decision approved 12/06/2018, Appeal ref: APP/H6955/A/18/3195522. It was noted on the approval that the development would be for open market units, not affordable.

The previous scheme saw the demolition of all buildings on the site and the construction of a large 'L' shaped apartment block with parking to the lower level. See image below taken from original Planning Statement (part of application P/2017/0319)



Figure 4 - Previously approved visual of site

The New Proposal

The Clients have now looked at overall costs for the construction and have deemed the previously approved plans as unrealistic in achieving a satisfactory profit. We have therefore reduced the scheme significantly to now provide a single two storey building with separate carport and bin store. This reduces the height of the build, the overall scale and brings the new building more in line with the residential units adjacent. By reducing the scale of the build, this also allows more soft landscaping to be included on the site.



Figure 5 - Proposed Visual of Site

The Site Layout allows for covered car parking, which will incorporate a Bat loft as per recommendations found in document no. 1649 002R Bat Report produced by Greenscape Environment Ltd. There is also space for a bike store and separate covered bin store. We have also incorporated outside space for the two Ground Floor Apartments.

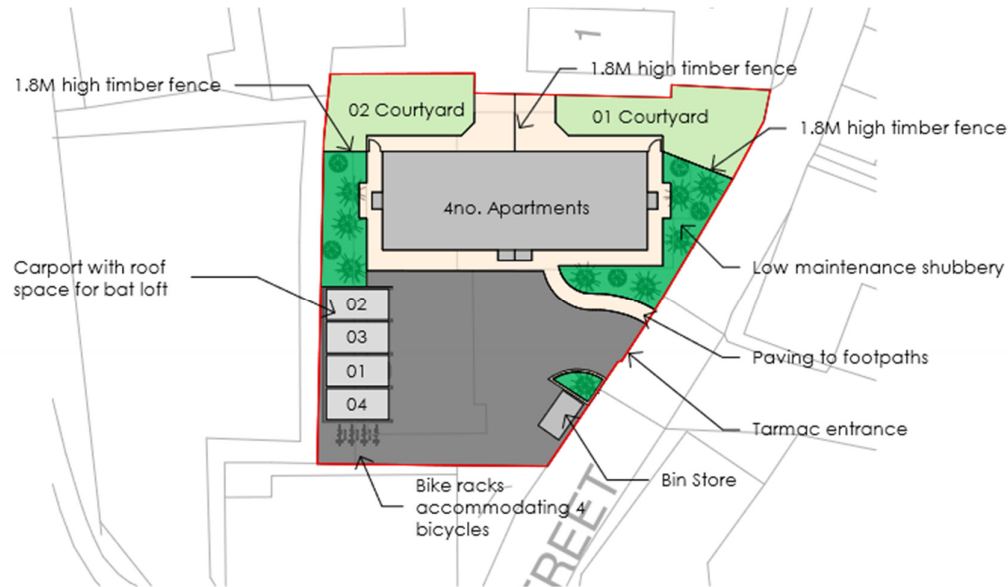


Figure 6 - Proposed Site Plan

The Ground Floor apartment layouts are spacious and provide ample storage along with a Utility area that can be closed off from the Kitchen to avoid noise disturbance for the occupants. The First Floor apartments offer a separate Utility / Laundry area and ample storage for a two bedroomed apartment.

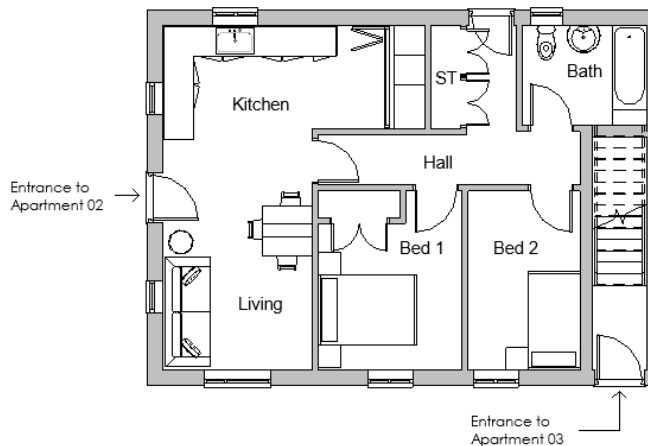


Figure 7 - Ground Floor Apartment

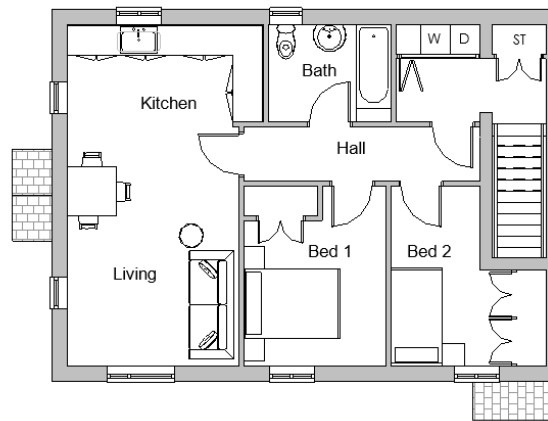


Figure 8 - First Floor Apartment

The open carport will provide an individual designated carparking space for each apartment and the openness will help alleviate any security concerns for the site. Lighting will be sympathetic to the site and will be reviewed by the North Wales Police Liaison Officer as part of a Secure by Design review.

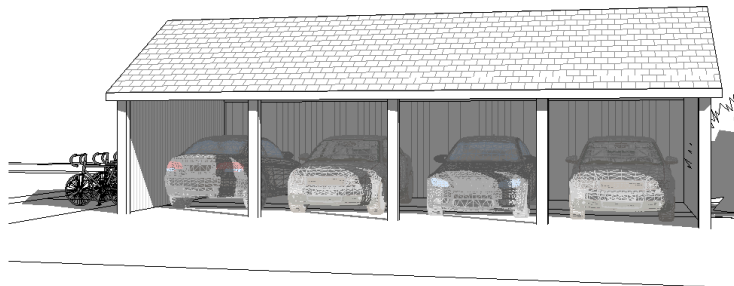


Figure 9 - Proposed Carport

Materials

The materials have been chosen to stay in context with the surrounding area, with stonework up to cill height on the 3 main elevations and then white render finish to the remainder of the build. There will be stone cill and heads to the UPVC windows and slate roof to the Apartments. The Carport and Bin Store will be boarded timber so as to limit the impact of the proposal on the surrounding buildings, this softer, natural material will also help the site feel less imposing on the adjacent properties.

Access

The main access through the existing stone wall will be retained and widened to allow safe vehicular access, the stone pillars will be reused and the wall itself will be repaired and retained where necessary.

Level thresholds will be provided along with level access from the boundary. Internal stairs to the upper apartments will comply with Approved Document Part K.

There will be four designated parking spaces on the site with space along the southern boundary for maintenance and visitor parking.

There is an existing bus service that runs regularly to Wrexham town centre and the broader area. The cycle spaces will also help encourage occupants commuting via bicycle where possible.

