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Design and Access Statement



Statement prepared for:

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Statement required for:

Proposed alterations and change of use of 1-3, College Street, Wrexham, LL13 8LU to form 7no. residential apartments.

1. Brief:

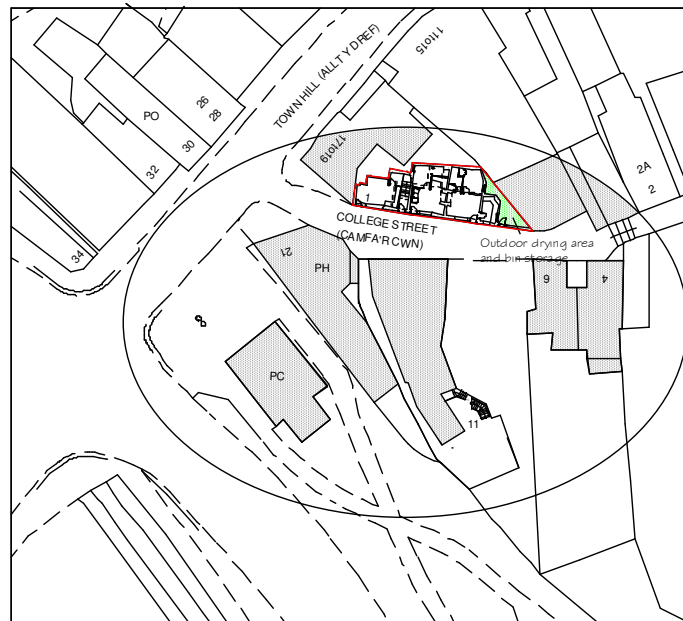
- 1.1** The purpose of this application is to convert 1-3 Collage Street to 7no. self-contained apartments. By converting this to 7 residential apartments it will allow the whole building to be brought back into use.
- 1.2** Footfall in this area is very limited due to its location tucked away from the main highway. Many commercial retail units are empty on the main streets in the town centre with no indication of new businesses wanting to occupy these empty units.
- 1.3** The building currently benefits from apartments at the first and second floor. Our brief provided by our client is to maximise the potential of the building, providing additional self contained apartments.
- 1.4** Following an initial site visit it was found the existing building is of an adequate size to provide all the space required to incorporate a change of use to residential.
- 1.5** Having studied the area in terms of building uses it was determined the proposal would have a positive impact on the area, ensuring the largely unoccupied unit could be brought into use.



1. Map outlining location of Site.

2. Access including movement to and from the site.

- 2.1** The property is located on College Street, which is in the town centre. The property is in close proximity to many local conveniences.
- 2.2** Good road links into the town via the A483 connect Wrexham to the A55 which terminates in Holyhead as well as nearby motorways of the M56 which leads to Manchester and M53 which leads to Liverpool. Bus routes are available terminating at the bus station, which is located in the town centre, providing services to the various locations mentioned and more.
- 2.3** As well as bus routes into the town centre the site is easily accessible via car. The site is located just a few minutes away from the A483.



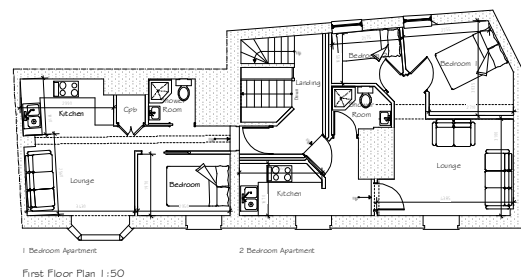
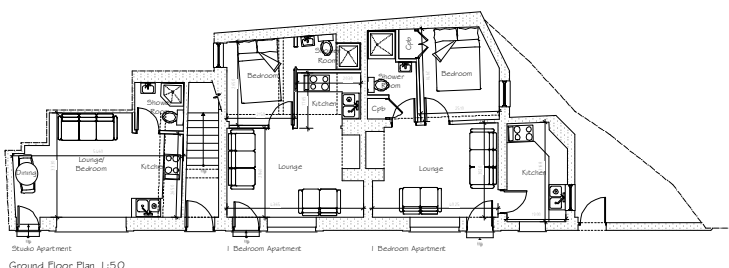
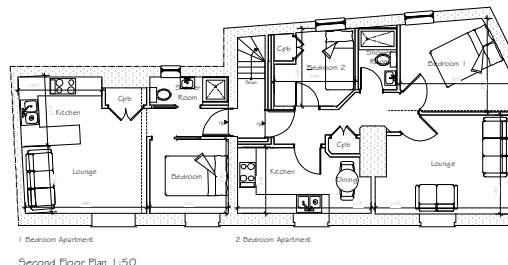
2. Site Plan

- 2.4** With the town centre a few minutes' walk from the site it is proposed the units would be ideally suited to people seeking employment or in employment close to the town centre, or student accommodation, with the university in such close proximity, only a 10 minute walk from the site.
- 2.5** Ample public transport provided to the town centre to the main bus stop located on King Street, many destinations are available such as Llangollen, Oswestry Chester & Mold.
- 2.6** Private vehicle parking to the site would be deemed unsuitable with additional traffic generated up College Street. A public parking area is located within a minute's walk of the site, should anyone need to access the building via car this parking facility would provide adequate facilities for occupiers of the building.



3. Wrexham General Station

- 2.7** There are 2 train stations present in Wrexham, Wrexham General and Wrexham Central only a few minutes' walk from each other this public transport service provides direct links from Wrexham to Chester, Shrewsbury, Cardiff, Hollyhead and Bidston. As the railway network is national, City's such as Manchester, London, Liverpool are accessible with one or 2 changes at stations such as Shrewsbury, Chester and Crewe.
- 2.8** The site has a mixed use A1/D2 with a gross floor area of 71m², using LPG16 guidance notes the parking requirements for the current use at ground floor level would be 1 space for the A1 use @ 16m² and 4 spaces for the D2 use floor area of 55m². At first and second floor the current use is a HMO with 5 bedrooms which would require 4 parking spaces. Due to the proposal put forward this would mean no net increase on required parking which isn't currently provided on site, on this basis we don't believe the conversion would produce any further pressure on the highway network from its current class use.
- 3. Character:**
- 3.1** 1-3 College Street, Wrexham is located within the town centre conservation area, with St Giles and the former Commercial Pub which are listed in close proximity to the application site.
- 3.2** As expected the building has been altered numerous times over the years, this is evident with stud partitions in place at ground floor segregating areas within the current floor space.
- 3.3** Similar in style to The Commercial, Georgian in appearance with large vertical emphasis to the fenestration to the front elevation in particular, the character of the existing building is to be retained by any proposal put forward due to its location within a conservation area.



4. Proposed Floor Plans

- 3.4** The properties are hidden away, many locals aren't aware the properties exist located to the rear of popular night clubs such as Senso and Iron Works. It is understood the night clubs have been heavily soundproofed to reduce their impact on the existing residential units.

- 3.5** There are a number of different architectural statements in close proximity to the building, the most extravagant and established being that of St Giles which is located to the South east of the site.

4. Appearance/Design Principles & Concepts.

- 4.1** The external appearance of the principle elevation will remain as existing. Minor alterations to the external appearance will occur to the side and rear of the building to provide enhanced natural light.
- 4.2** External openings are to be retained, the proposed alterations to the building will be internal, alterations to the main loadbearing walls are kept to a minimum allowing the conversion to be sympathetic to the existing structure.
- 4.3** The principle design concept was to retain the character of the existing building, something we believe is achievable with the scheme put forward as part of this application.
- 4.4** The property is prominent in its stature spanning over three floors, the ground floor in particular has been built with the topography of the external ground levels in mind, stepping up gradually as noted on the drawings to follow the form of the street.
- 4.5** The first floor has evidence of the stepped ground floor to the eastern section of the building with 2 steps up to accommodate the difference in levels to ground floor.
- 4.6** The elevational treatment is testament to the architectural merit of the time, careful consideration has been given to the appearance of the frontage with eaves level of the building continuous, even though there are clear steps up within the building.
- 4.7** All new partition walls that require installing will be constructed in studwork this is to respect the form and construction of the existing building. Although not listed the structure has a role to play within the conservation area it stands.

5. Community Safety

- 5.1** According to the police website (www.police.uk), 54 crimes were reported in the vicinity for the month of September 2020. There is no reason to believe this will be increased.
- 5.2** Due to the change of use proposed, natural surveillance for the area will be vastly improved with the occupation a predominantly vacant building at present.
- 5.3** Due to the detailed design and layout, the site has clear and defensible boundaries. The adjoining roads and footpaths are clearly marked to ensure that the public are aware of their routes through the site.

6. Environmental Sustainability

- 6.1** It is thought the change of use will not affect the environmental sustainability of the immediate locality.

6.2 This development can be considered as sustainable as it is reusing an existing building rather than demolishing it. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.

6.3 The proposed conversion will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that each apartment has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local and National policies

7.1 The proposed residential development is compliant PS2, of the Wrexham UDP.

7.2 The proposal will be fully compliant with EC7 of the UDP preserving and enhancing a conservation area.

7.3 The development will respect and enhance the setting of the area adjacent to a listed building as noted within policy EC9.

8. Conclusion:

8.1 We feel this planning application should be looked favourably upon as the intention to provide additional accommodation within the town centre ideally suited to young professional's seeking work or employment in the area.

8.2 The building is prominent and is currently in a run down state when viewing the first and second floors, by allowing this conversion to take place the building will be revamped and brought back into use.

8.3 The proposal put forward will ensure the façade of the unit is retained, with parking as stated within the access section of this document **2.8** the situation is no worse than the current use of the site being 3 commercial units and a 5 bedroomed HMO.

8.4 The conversion will provide additional accommodation to the town reducing the number of HMO's producing self-contained apartments.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*