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HERITAGE IMPACT & DESIGN ACCESS STATEMENT
for proposed works at:
Former HSBC Well Street, Cefn Mawr, Wrexham LL14 3AE



Background, History & Description of the Building

The building was built circa. 1900 and it forms part of an important group of commercial buildings on Well Street.

The exterior is brick with terracotta detailing to the eaves, Welsh slate roof over four storeys (including basement), 4 windows to frontage at first & second floor. The upper windows are 2-over-2 pane sashes with stone cills & heads to first floor and 3-over-3 pane sashes with stone cills & heads to second floor. The two second floor dormers feature ornate fascias in timber and an inserted shop frontage to the ground floor.

Introduction

This statement provides written background information which is to be read in conjunction with the drawings which show details of the proposed alterations.

This statement has been prepared by CB Architectural Design to accompany a planning application for this new development at Well Street Cefn Mawr Wrexham.

Accessibility

Accessibility is unaltered and the front entrance provides level access to the building.

Existing access is retained to the main entrance on Well Street to the new residential units over the four floors including basement with a new Part M compliant staircase.

The property is located in Well Street Cefn Mawr village with 4 bus stops nearby on Well Street and within easy walking distance of local amenities such as supermarket, community centre and local shops. Additionally, there is a public car parking provision in close proximity directly opposite to the site. Storage space for bicycles etc. and laundry drying are provided to all flats at basement level.

Benefitting from transport links it is not intended that parking be provided in association with the new residential accommodation.

This level of parking provision is considered justified on the following basis:

The housing units are designed to be economical and without generous space standards. They are not large family homes which might attract multi car owning occupants.

Secure cycle storage is to be provided on site at basement level to support and encourage tenants to use this alternative form of transport.

There are a good range of local shops in the immediate vicinity – most notably a Tesco store on Oxford Road and Pharmacy on Crane Street, both within 100 metres.

Bus services run along Well Street all of which are within short walking distance.

The site is therefore convenient for local shopping, services and amenities and has excellent access to public transport. With the nature of the housing being provided and the provision for bicycles storage we therefore consider that the parking provision is justified.

Approach:

The approach to the new building will offer clear and flat access (1:20) from the public footpath.

Horizontal Circulation:

Sufficient clear widths are provided to door openings with ample clear door opening widths for wheelchair access.

Vertical Circulation:

A new staircase which is fully compliant with the Building Regulations Parts K & M is to be provided.

Environmental Sustainability

Whilst the proposals are not detrimental to environmental sustainability, the development and nature of the existing retained premises offer little opportunity to effect any significant improvement. Insulation to the roofspace will be installed if not already present and new lighting fittings of improved efficacy will be installed. Double glazed removable secondary glazing units are proposed to the retained windows to the front elevation. New timber slimline conservation sash windows are proposed to the new rear extension and details accompany the application.

Continued use of well-maintained building stock does itself achieve an important degree of sustainability and manages further deterioration.

The new build extension offers opportunity to show full compliance with the approved document L.

Energy Efficiency/ Carbon Reduction

The development and extension are to fulfil the current Building Regulation standards. Walls, windows and doors will be detailed to have high insulation & acoustic levels. Low energy light fittings will be used throughout the development, subject to the full design.

Sustainable Materials

The use of materials which have low environmental impact would be subject to detailed design but would be chosen responsibly. Delivery & sourcing of materials would be from local suppliers and by using local labour travelling and mileage would be reduced.

Water

Water Calculations will be submitted to Building Control to satisfy Part G of the approved documents. This would include water saving devices such as taps, baths & toilets etc.

Waste Management

Existing service to be maintained including recycling collection.

Sustainable Building Standards

National recognised and quality assured standards have been used to demonstrate that environmentally sustainability design solutions (as set out above) have been incorporated into the new development. These include but are not limited to the aforementioned Building Regulations, specifically Part L of the Approved Document.

Description of Proposed Works

The application is for change of use to the basement, ground first & second floor to form 7 No. residential apartments.

Re-roofing works will be required as described above.

2 No. conservation roof lights are proposed to the new extension at second floor level.

WINDOWS TO FRONTAGE:

Refer also to drawing 845/A(2)03.

External windows to the frontage require further investigation upon the ejection of scaffolding to determine and confirm the state of repair required.

Windows to the frontage are to be stripped and retained, make good/repair to timber surrounds and main casement/sashes where required. Retain and clean off paint to all ironmongery and replace. Clean all glazing and retain, re-glaze where necessary using traditional methods.

Paint stripping on site, method statement required in respect of the following
Please note- lead based paint probably used on existing windows, frames and side panels.
Method statements on removed and consequential residues will be required.

Should broken panes need to be replaced, replaced using 2mm or 3mm "horticultural – type glass.
Alternatively heated distorted glass may be used to the approval of the C.A. (all to match existing)

ROOF WINDOWS:

Provision of 2 No. roof lights are required to facilitate the proposed development. The proposed roof lights would be small in scale and set below the ridge line. They would be of a conservation style with a central vertical glazing bar and have an anthracite grey powder coated frame. The size, scale, number and positioning of the rooflights has been carefully considered to ensure that the special and historic interest of the building is not compromised.

WINDOW IRONMONGERY:

Sash windows.

If re-glazing after sash weights to suit the new weight of the sash counterweight pulley wheels. Clean off any paint and ensure that they are running free. Only replace if broken and to the approval of the C.A. Strip and clean off paint of all ironmongery and replace.

WALLS:

Further site investigation required in respect of this item.

Character And Scale

None of the proposed works will adversely affect the fabric or appearance of the building. The external aesthetics to Well Street will be retained.

Re-roofing works will be required for the new extension to be 'cut' into the existing roof.

Analysis has informed the design process and as such it is considered that the presented scheme offers development that compliments the character of the surrounding area.

The aim has been to design a development that maintains the character of the existing surrounding buildings and as such works to the frontage are minimal with carefully selected traditional detailing echoing Burton Buildings.

- *Layout*

We have stepped away the proposed extension from the adjoining building to maintain and maximise natural daylight. The existing buildings to the rear of the site are set down lower than the proposed extension and have a separation distance of apx. 20m.

- *Appearance*

The aim has been to design a development that is in-keeping with the existing features of the streetscape whilst not overpowering the adjoining buildings.

- *Landscaping*

Please refer to drawing 845/L(9)01.

Community Safety

During the design progress, design measures such as layout have been carefully assessed to help to prevent crime.

By its very nature being an urban development it would be subject to potential crime. Consultations will be undertaken with the local police with a view to attain 'Secure By Design' accreditation. By developing the site possible areas for vandalism that exist could be reduced.

Social Context

It is considered that the proposed development will offer suitable residential premises with convenient access to all local amenities.

The proposed layout has flats over four storeys. A total of 7 apartments made up of one/two bedroom economic, starter or affordable homes.

The internal layouts are economic in spatial terms and cost to produce low cost, affordable, housing.

They are designed round a single (protected) staircase and no lifts are provided.

Movement To, From & Within The Development.

Matters relating to accessing the proposed development site, have been dealt with in detail elsewhere in this statement.

Intention of Works

By refurbishing the original windows to the frontage and providing more sympathetic windows to the proposed rear extension it is intended that the works will enhance the conservation area and will increase the thermal efficiency of the proposed dwellings and ensure the building is sustained in use.

The proposals will keep in use and maintain an important building in the streetscene whilst creating additional residential accommodation in an otherwise vacant building. There will be no adverse effect on neighbouring properties or amenities and there will be an improvement in safety.

The application should therefore be supported.

This statement is to be read in conjunction with the submitted drawings forming the application.