

63 King Street, Wrexham
Design and Access Statement
& Justification Statement



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June 2017
Revision A

1.0 SUMMARY OF PROPOSAL

The proposed works to 63 King Street comprise the retention of ground and basement level office and ancillary accommodation with the remainder converted to residential accommodation and including a two-storey extension to the rear.

2.0 INTRODUCTION

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

This Design and Access Statement has been prepared by Lawray Architects to accompany a Planning Application for the proposed alterations and extension to 63 King Street.

This document is submitted electronically through the Planning Portal and relates to a Full Planning Application for this new development.

3.0 ACCESSIBILITY

Accessibility is improved by the works. The property is located on King Street in Wrexham town centre, opposite the bus station and within easy walking distance of both General and Central railway stations. Additionally, there is a significant public car parking provision in close proximity to the site.

Commercial accommodation is retained at ground floor level, with ancillary space only in the basement, and is anticipated to have a limited staff numbers. Accordingly, the office is provided with one allocated parking space accessed from the rear drive way. Similarly used by neighbouring premises the common access provides turning facilities in the larger parking area at the end of the drive way.

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

Existing access is retained to the main entrance on King Street with a number of changes of level to private facilities within the Office accommodation. The new residential units on the upper floors are accessible from the existing stairs only. The ground floor unit is accessible from the rear and will incorporate wheelchair access in accordance with current Building Regulations.

4.0 ENVIRONMENTAL SUSTAINABILITY

Whilst the proposals are not detrimental to environmental sustainability, the development and nature of the premises offer little opportunity to effect any significant improvement. The proposed extension will be constructed to current Building Regulations and will include much improved thermal efficiency of the envelope. Lighting will be replaced throughout with fittings of improved efficacy. Double glazed units will be included to new windows in the extended parts of the building.

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

5.0 CHARACTER

The proposed re-modelling and extension endeavour to maintain the existing character of the building without adversely affecting the fabric or appearance of the building.

The external aesthetics will be retained to King Street, with the rear and side elevations altered and extended responding to the existing materials.

The existing pitched roofs and chimneys appear to be in good condition and will not be affected by the works. The existing eaves remains intact, preserving the overall appearance of the listed terrace.

The two-storey extension to the rear, replacing the existing flat roofed single storey section will include new external walls and a new hipped pitched roof reflecting the appearance of the existing building whilst also limiting the scale and massing of the extension.

The proposal is considered to offer an improvement to the appearance of the listed building, offering consistency to openings and including matching reconstituted stone and sympathetically detailed windows and doors, or re-using existing features where possible.

6.0 JUSTIFICATION

63 King Street was listed in 1951, details of which are included below;

Description: No 63 King Street (W Side)

Grade: II Date Listed: 30 May 1951 CADW Building ID: 16508

Exterior 16508 1847, 16505-16510

Prominently sited at the junction of King Street and Rhosddu Road.

History: Terrace of 7 shops with accommodation over, purpose built, and forming part of the original development of King Street which is said to have been the first residential street formerly laid out in Wrexham, and had been established by 1828.

Exterior: Brick with slate roof. 3 storeys. Elevation to King Street is articulated as 3 3-window ranges divided by narrow recessed rendered bays each with 6-panelled door giving access to passage entry, and 8-pane sash window above. Each of the main blocks between these recessed bays has 3 segmental arches to ground floor with tripartite sash windows (some renewed) in outer arches and paired doorways (originally with 6-panelled doors but many now renewed) in inner arch. Cast iron medallions to either side of doorways. Upper windows are 12-pane sashes with flat arched gauged brick heads (6-pane windows to attic storey). Curved corner to Rhosddu Road with segmental arch to ground floor over 12-pane sash window, then 2-window range return, with renewed entrance. Axial stacks set towards rear. Adjoining the terrace to the right on the Rhosddu Road elevation, a former coach house is now also used as offices. Inserted lower windows (the relieving arches of the earlier openings still visible above) and stone dressed oculi above.

References: Edward Hubbard, "Clwyd", Buildings of Wales Series, 1986, p.308:

A.N. Palmer, "History of the Town of Wrexham", 1983, p.78.

Wrexham County Borough Council Conservation Officer has been consulted with the proposals then developed to specifically respond to comments made including stated preferences in respect of height of the extension, retention of Second Floor Short Landing and of original openings and features where possible.

Little remains of the original features internally following previous alterations and modernisation. Within the works proposed under this application wherever possible existing features, internal walls and openings are retained. Previous overboarding of internal doors to improve fire resistance has obscured any panelling.

Internally walls are generally of good condition and require only redecoration on completion. Where it is decided to re-finish existing walls a new skim coat will be applied with an emulsion paint finish. Walls to shower areas and to splashbacks will have a tile or sheet finish. There is an area of dry rot at basement level which will be treated appropriately and to specialist recommendations.

New partitions are formed to limit any negative impact on the existing retained features, comprising timber stud framing faced either side with plasterboard and skim and incorporating acoustic quilt.

Necessary improvements to the acoustic performance of upper floors will be carried out from above wherever possible to limit damage or loss of ceiling features, which remain only at ground floor. Existing floor boarding shall be retained for re-use, identified for replacing in its original location wherever possible although previous overboarding has concealed any existing floor boarding and so will require further inspection. Electrical and plumbing works can be laid between floor joists and acoustic insulation incorporated, prior to over-boarding. Where necessary ceilings will be under-drawn with acoustic and fire rated board between existing cornicing, limiting any effect. Existing skirtings will be retained.

Existing windows will be retained and, as identified on the elevations, re-used in the new extension to the first floor. Security bars will be removed.

Existing joinery to the front elevation will be retained and refurbished as necessary. Cast iron rainwater goods will similarly be retained and repaired.

The extension proposed to the rear of the property will replace the existing flat roofed out-rigger and will be constructed in selected facing brick, to match existing as closely as possible, flush pointed with lime mortar, any new windows will be double glazed sash style, paint finished timber with a natural slate roof with timber eaves and matching rainwater goods.

External facing brick walls are generally in good condition and will be unaffected except where new openings are sympathetically formed or previously infilled openings are re-formed.

New internal drainage will be necessary to service kitchens and bathrooms. Stacks will be encased to maintain fire separation between the flats and floors, finished and decorated to match the adjacent walls. Any new internal stacks will terminate with an automatic air admittance valve, avoiding the need to penetrate the roof.

Any new mechanical ventilation will be directly through external rear walls or ducted to the rear elevations.

7.0 COMMUNITY SAFETY

The premises front on to King Street with ground floor commercial accommodation and upper floor residential units all accessed through the existing entrance door. Ground floor residential accommodation to the rear of the premises is accessed off the rear alleyway. Excepting the car parking space provided for use by the commercial unit the rear boundaries of the site are to be

enclosed with a new timber fence with key pad operated locking gates. This will also provide an enclosed, secure amenity area including bin and cycle storage and drying facility.

Occupation of the building outside normal working hours will provide extended casual surveillance of the rear alleyway and of King Street.

8.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The existing rear access is retained with a reduction in parking provision and the number of vehicles movements.

9.0 CONCLUSION

The proposals included within this application will keep in use and maintain an important town centre building whilst creating additional residential accommodation in an otherwise empty building. There will be no adverse effect on neighbouring properties or amenities, there will be an improvement in safety.

The application should therefore be supported.