

Blueprint Architectural Services Ltd

Redwither Business Centre, Redwither Business Park, Wrexham. LL13 9XR

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Wilsden Ltd

63 Haytor Road,
Garden Village,
Wrexham.
LL11 2PU

Statement required for:

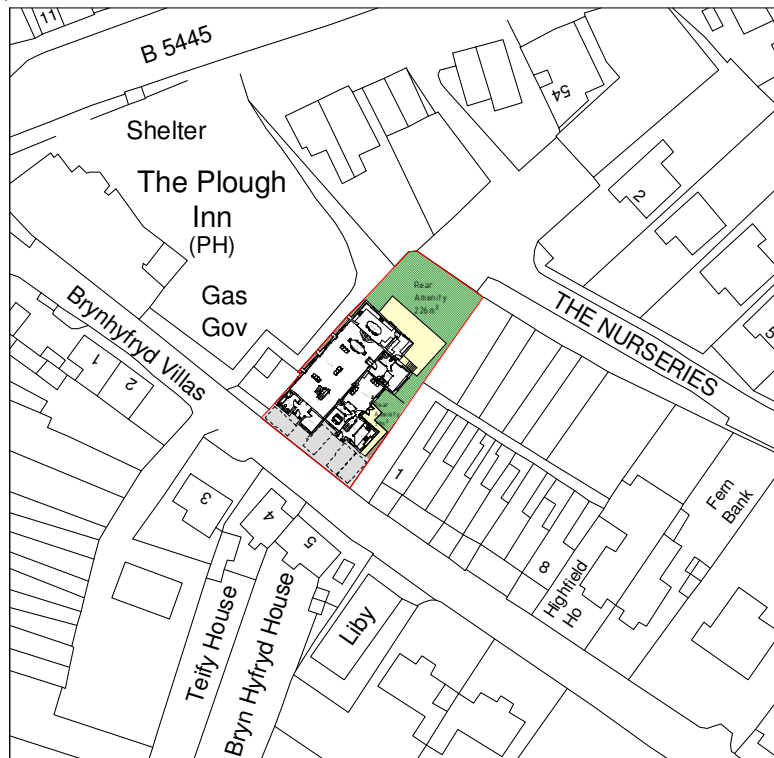
Conversion of former Gresford Youth Club, Vicarage Lane, Gresford, Wrexham to form 2no residential units.

1. Brief

- 1.1** We have been employed by our client to obtain planning permission to convert the building to form 2no residential dwellings.
- 1.2** The existing structure was in a poor state of repair and immediate re-roofing works have taken place to ensure the building wasn't affected by the bad weather during the winter months.
- 1.3** Given the buildings location and residential surroundings, this conversion is deemed the most appropriate.
- 1.4** It is understood the youth club had shut its doors in June of 2013, several youth centres where closed following the reduced funding made available to Wrexham County Borough Council.

2. Access, including movement to and from the site

- 2.1** The site is located within the village off Gresford within the county borough of Wrexham, Gresford is a busy village and highly sought after location to reside. Various conveniences are in the village centre, from a local grocery store local butcher and a post office.
- 2.2** Vicarage Lane is accessed off the main road through the village, Chester Road. The B5445 (Chester Road) connects Gresford to the nearby villages of Marford and Rossett. In the opposite direction the town of Wrexham can be accessed where a large employment base can be found.
- 2.3** The B5445 connects to the A483 bypass at the Gresford Roundabout road intersection, this road network provides excellent links to the City of Chester and also road networks beyond such as the A55 which connects Wrexham to the North Wales coastal towns of Conwy and City of Bangor.
- 2.4** Regular buses are available into the village of Gresford. Bus service no.1 travels from Wrexham to Chester at regular intervals giving non car users excellent public transport links to the nearby town centre of Wrexham and city centre of Chester.
- 2.5** Additional modes of public transports are available in Wrexham or Chester in the form of a train. Wrexham provides a direct route to Bidston travelling through the villages and towns of Caergwrle, Hope & Buckley. The train network in Chester is far greater with various destinations available such as, Crew, Manchester, Liverpool.
- 2.6** The existing building is accessed off Vicarage Lane, with parking provided to the front of the building. This is to remain un-changed with parking spaces clearly indicated on drawing no W098/004.
- 2.7** Prior to the closure of the youth club, traffic movements to and from the site would have been significant, with the centre used as a polling station, dance centre etc. Our proposal to convert the centre to form 2no residential dwellings will far reduce the traffic movements from the site and provide a safer environment for pedestrians and local residents.



1. Proposed Site Plan

3. Character

- 3.1** The buildings comprise of a large hall where internal activities would have been held, a stage is also present which indicates productions or concerts would have once been held at the youth centre. Attached to the main Hall is what we assume would have been at one stage a caretakers house or similar, this unit was used as part of the youth club housing toilets offices and workshop areas.
- 3.2** There is currently a section of flat roof on the building which our client is looking to replace to reduce the amount of maintenance on the building. This proposed alteration will have no effect on the character of the existing building.
- 3.3** Gresford a highly sort after location, has a large variety of dwellings present, from multiple house types on housing estates to one off self-build projects. Gresford is bursting with character. A building which is in the most prominent location in the village would have to be The Plough. A traditional building with large vertical emphasis to fenestration on the elevations. A similar architectural design to the attached caretaker's house as we refer to it.
- 3.4** When viewing properties along vicarage lane the majority of properties in close proximity to our clients site are terrace dwellings. The dwellings are of traditional construction, a common type of brick for the area has been used (ruabon red) the same brick type has been used to construct our client's property.
- 3.5** The front façade of the terrace properties are simple in comparison to our client's property with detailing present in the form of sandstone cills and headers with detailed eve's brickwork. Each property has a window at ground floor level & first floor level with a front entrance door. Some properties have been provided with the addition of a front entrance

porch to act as a draft barrier, this addition to some of the properties provides variety and an interesting street scene.

- 3.6** Our client's property has far more detail to the front elevation than the terrace properties adjacent; brickwork coins are present surrounding the window openings, and external corners of the building with rendered sections provided at first floor level. This breaks up the mass of brickwork. To the front of the hall a hipped roof single storey structure is present this provides for an interesting street scene, with a circular window within a gable wall beyond.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

2. Proposed Elevations

4. Appearance

- 4.1** The appearance of this conversion does not have a detrimental impact on the existing, as can be seen on the elevation drawings above.
- 4.2** Additions are provided to existing structure such as a front entrance porch this allows the existing staircase to remain and front entrance door to swing into the dwelling as opposed to swinging out as existing.
- 4.3** Another addition and change to the appearance of the existing building is the roof intersection which is to abut up to the existing caretaker's house from the main hall. This roof addition will provide our client with additional usable space at first floor level as can be seen on the planning floor plans.
- 4.4** A continuation of a mono-pitch roof structure is to be provided to the rear of the former caretakers dwelling. This is to enable our client to remove an existing flat roof from the building which could prove to be a maintenance issue in the future.

- 4.6** All new windows and doors are to be of similar characteristic and of suitable design to coincide with the buildings original features and the appearance. This will allow for the original characteristics to be preserved.

5. Community Safety

- 5.1** According to information available to the general public there has been 9 crimes reported in the locality in July 2014. This information has been obtained from the Police website (www.Police.uk)

- 5.2** There is no reason to believe this will be increased by the conversion our client is proposing.

- 5.3** The conversion will improve on natural surveillance, rather than the building being vacant as it currently stands.

6. Environmental Sustainability

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

- 6.2** By converting the buildings to form 2 residential dwellings, our client is reducing his carbon footprint by converting an existing property as opposed to demolishing and constructing new build properties.

- 6.3** The dwellings will consist of 3 bedrooms, en-suite shower rooms, bathroom, office and large open plan kitchen, lounge dining area to the former Hall. The former Caretakers house is to be provided with a large lounge to the rear of the property, with kitchen and a dining room to the front of the property, with 3 bedrooms and a bathroom provided at first floor.

- 6.4** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.

- 6.5** By utilising an existing structure all services are present, with this in mind the development is classed as sustainable as additional works needed to provide the dwellings with services connections will be limited.

7. Conclusion

- 7.1** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

- 7.2** Conversion of an existing structure within the village of Gresford will not affect the current street scene as the buildings are to remain as per existing with some additions to improve the usable floor space available to my client.

- 7.3** By agreeing to the proposal the local authority will ensure a currently disused building will not fall into a state of disrepair and provide 2no comfortable homes within the sort after village of Gresford.

Document Prepared by:
Dafydd John Edwards ACIOB
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd