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DESIGN & ACCESS STATEMENT

Project: Conversion of Existing Building to Form 3 Bedroom Residential Dwelling

Site: Former Brynteg Youth Club, off Brynisa Road, Brynteg, Wrexham

To be read in conjunction with drawing No's and details;

Floor Plans as Existing -	Dwg No BY/PD/01
Elevations as Existing – Sheet 1 -	Dwg No BY/PD/02
Elevations as Existing – Sheet 2 -	Dwg No BY/PD/03
Floor Plans as Proposed -	Dwg No BY/PD/04
Elevations as Proposed – Sheet 1	Dwg No BY/PD/05
Elevations as Proposed – Sheet 2	Dwg No BY/PD/06
Cross Section as Proposed -	Dwg No BY/PD/07
Location Plan and Block Plan -	Dwg No BY/PD/08



Fig. 1 – Location of Building

Introduction

The proposal is for the conversion of the former Brynteg Youth Club, off Brynisa Road, Brynteg, Wrexham.

Application Site

The building currently lies vacant and is falling into disrepair. The applicant proposes to utilise the existing structure, as the building in its current form lends itself into conversion of a new dwelling.

Accessibility/Movement to from and within the Development

The property is accessed off Brynisa Road, which currently serves around 15 properties and it is not felt that an additional residential unit accessed off this road will cause any additional traffic issues.

There is an existing access point to the front of the building onto Brynisa Road and this will be retained. The applicant proposes to reduce the incline of this access into the site, to a more acceptable level.

The existing single storey structure to the front of the building is to be demolished and this will offer more space than is currently provided for the manoeuvring of vehicles.

There will be a new front door provided to the dwelling with a canopy above. This front door will be provided with a level access.

Fig. 1 Existing Access Point



Environmental Sustainability

The proposed dwelling will be insulated to a very high standard achieving a vast reduction in carbon emissions over the existing building. The conversion of the existing building will provide a much more sustainable development than demolition and re-construction as it will prevent a lot of waste being taken to landfill sites.

Community Safety

There are no elements to the design or layout of the dwelling that are detriment to the community safety of the dwelling or the area.

The layout of the site provides adequate natural surveillance of the surrounding area, with no security risk to either vehicles, or members of the public.

A new screen fence at a height of 1.8m will be placed along the new boundary to the rear of the dwelling, alongside the existing grassed area. This will provide adequate security to the private amenity area.

A 'Secured by Design Certificate' can also be applied for if required, and this will ensure that the dwelling is constructed in accordance with the requirements of the Architectural Liaison Officer to 'Design Out Crime'

Character

There are various internal alterations proposed to the building and these can be seen on the attached plans.

The proposals include for a single garage, Utility, Study, WC, Lounge, WC and a central open plan Kitchen and Dining Area. At first floor level, 3 Bedrooms and a Bathroom are proposed.

The existing window openings to the elevations have been retained where possible, but reduced in height as these are currently very close to the floor at first floor level.

There is an existing Fire escape and access that will be removed, along with the existing toilet block to the front of the property

The completed building will result in a dwelling that makes best use of the existing space, but also provides a modern, spacious, sustainable family home that is in-keeping with the form and character of the existing building and the dwellings that surround it.

Fig. 2 Elevation to Rear of the Existing Property



Conclusion

The applicant proposes to create a new 3 bedroom family home from an existing disused building that is falling into disrepair.

The conversion of the building will provide the most sustainable solution for the site as the fabric of the building can be retained. There is also adequate space around the existing building to provide enough private amenity and parking area.

We therefore feel that the planning application should be looked upon favourably and there are no justifiable reasons for refusal.