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Design and Access Statement



Statement prepared for:

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Redwither Business Centre,
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Statement required for:

Proposed alterations and new shop frontage to 43 & 43a, King Street, Wrexham. LL11 1HR.

1. Brief:

- 1.1** We have been approached by our client to seek the permission required to alter and construct a new shop frontage to 43 & 43a King Street, along with other alterations that are proposed.
- 1.2** The empty units once housed a fashion shop and travel agents, the units have remained empty since the business vacated some months ago.

- 1.3** Our client is aware that King Street is within a conservation area, it is his intention to replicate a new shop frontage which has been constructed to neighbouring property, this is also indicated on drawing no J071-003.



1.

New frontage to the neighbouring property.

2. Access:

- 2.1** The property is located on King Street, Wrexham. Easily accessible to pedestrians, with public parking facilities nearby, the unit is in a prime location.
- 2.2** Good road links into the town centre from villages in the country borough make Wrexham a perfect location for businesses. There is good public transport links into the town centre with the bus station located opposite 43 & 43a King Street Wrexham.



2.

Bus Station

- 2.3** The A483 allows road users easy access into the town centre from Chester to Oswestry with villages in between such as Gresford, Rossett, Coedpoeth, Rhosllanerchrugog, Chirk also having use of the A483 into the town centre.
- 2.4** There are also good rail links into the town centre, connecting towns such as Buckley to Wrexham. A service operates from Wrexham which terminates in Liverpool, going through villages such as Caegwrle, Cefn Y Bedd, Hope which are in the neighbouring county borough of Flintshire.



3.
Wrexham Central Station

- 2.5** Within the site's boundary there is adequate parking facilities for employees. This is one of the reasons this particular building was appealing to our client. There is a small number of buildings able to offer town centre parking, fortunately this particular property is a minority.



4.
Site Plan

3. Character:

- 3.1** As you would expect the property has been altered over the years, we would assume that the building was once a single unit, having the address 43 & 43a King Street, Wrexham.
- 3.2** The first floor is only accessible from 43 King street, with the first floor extending over 43a another indication these units were originally one single unit.
- 3.3** As the building is within a conservation area it is important to keep or restore any original features on the building. An area of interest is the first floor windows which appear to be the original sash, these windows front King Street. It is the intention to repair these windows where necessary, this is to ensure that original elements of the building are kept.



5.

43 & 43a King Street as existing

- 3.4** The current shop façade isn't the most aesthetically pleasing frontage on to King Street. It has obviously undergone alterations in the past, the alterations that have been made don't compliment the building or the area in anyway shape or form. The façade seems to be made up from aluminium framed double glazing. Unfortunately this is the case with several buildings when walking along King street.
- 3.5** The new design is similar to that of the Leader which is the neighbouring property. This has been recently replaced therefore we would assume that the detailing is acceptable to the local authority.
- 3.6** To the rear of the building there is a single storey section which has had openings blocked up. This is clear from the survey we took with the recesses in the wall indicating the previous openings. It is our intention to re instate part of these openings to allow natural light to flow into the office space, this single storey element of the building will provide. All work to re instate these openings is to be made good by a contractor whom our client will employ to do the works required at the property.



6.

Rear of 43 & 43a King Street.

- 3.7** There are a number of different architectural statements on King street, the modern bus station opposite is a statement of the modern times, with Wrexham growing in population it was a requirement of the town centre to enable pedestrians traveling by bus a comfortable place to wait for the next bus to their home/village. To the left of 43a King street a 3 storey building occupied by whitegate estate agents is present which is again a row of 3 buildings of similar characteristics. This being 3 storey dominates our clients building it is clear from the picture below provided. 43 & 43a is one of 3 2 storey buildings in a row. The neighbouring 2 storey property is occupied by the Wrexham Leader.

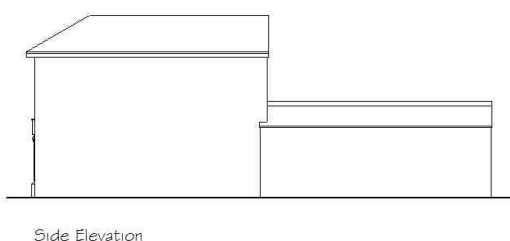
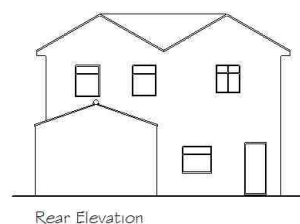
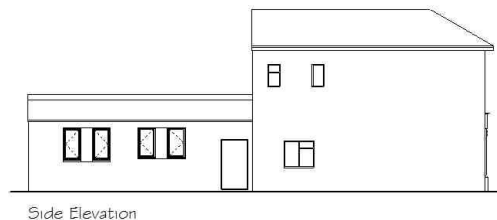
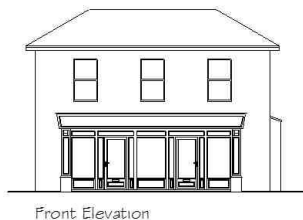


7.

37,39 & 41 King Street.

4. Appearance:

- 4.1** The proposed design intends to bring the vacant unit back to its original splendour, with a new façade proposed and original sash windows repaired and restored where necessary.
- 4.2** Disposing of the modern aluminium window frames and replacing with a timber will allow the building to appear to have its original features, a number of properties have undergone this work along King street. New timber will comprise of hardwood decorated to the local authority's approval.
- 4.3** The single storey element of the building is to be altered internally to provide the office space and storage space required by our client. Should any works that have been indicated on the plan affect the building structurally, a suitably qualified engineer will be employed to ensure the building is safeguarded from any possible collapse during construction works.
- 4.4** Within the main structure our client intends to remove what appears to be an existing chimney breast at ground floor level, there is no indication of this chimney breast at first floor level or penetrating through the roof, externally therefore the building won't appear any different because of this internal alteration.
- 4.5** It is intended that a full shop fit out to 43 king street will be conducted to allow our client to occupy the building.



8.

Proposed development to 43 & 43a King Street

5. Community Safety

- 5.1** Due to its location, there have been a number of crimes reported in the area. According to the police website (www.police.uk), 6 crimes in January 2012 were reported on or near King Street. There is no reason to believe this will be increased by the alterations our client is proposing.
- 5.2** The use of the building as a business rather than a vacant unit will provide additional natural surveillance to the area, occupation of a vacant building is a vast improvement to the area as there are a number of vacant units within the town centre.

6. Movement to and from the site

- 6.1** The site can be accessed by a number of routes as stated in the **Access** section of this document. All bus routes into the town centre terminate in the bus station opposite the site. Ample road links makes accessing the town centre by car a simple task, along with a good rail network that passes through Wrexham General with some services terminating at Wrexham Central Station.
- 6.2** Within the building it is intended the reception desk is installed to the requirement of part m of the building regulations.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon as the intention to is remodel and improve the current building.
- 7.2** King Street being a conservation area, a new façade improving on the existing building is an improvement not only to the individual building but also the overall street scene, with our client intending to replicate the neighbouring property this must be seen a vast improvement to current boarded up situation.

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