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Design and Access Statement



Statement prepared for:

Mr Eric Stokes

Former Post Office
49 Kingsmills Road
Wrexham
LL13 8NL

Statement required for:

Conversion of former post office to form 4 bedroomed dwelling.

1. Brief:

1.1 We have been employed by our client to prepare and submit an application for the change of use of the former post office to create a 4 bedroomed dwelling.

1.2 The unit has remained vacant following the expiration of the lease agreement.

1.3 According to local press documents following the closure of the branch in Hightown a new merged post office opened during the month of December 2024 on Prince Charles Road, Wrexham.

1.4 Due to the merging of post offices its clear the use of the existing building as a commercial property is un-sustainable and a suitable change of use of the unit is proposed.

2. Access, including movement to and from the site:

2.1 Access to the proposed dwelling is to remain as existing with allocation of amenity space to both No. 25 Albert Street and the newly proposed dwelling to the rear / side, as indicated. This proposal also allows for satisfactory parking provision for the dwelling while providing No. 25 with pedestrian access along the side of the property as indicated. The boundary of the two properties is to be marked using ground fixed stainless steel parking bay marker plates to provide a minimalistic division of the dwellings.

2.2 It is anticipated that the change of use will dramatically reduce the number of vehicles visiting the site, as the commercial activity has ceased, traffic movements from a 4 bedroomed dwelling would be anticipated to be between 4/8 a day as opposed to potentially 50+ visiting the site on a daily basis.

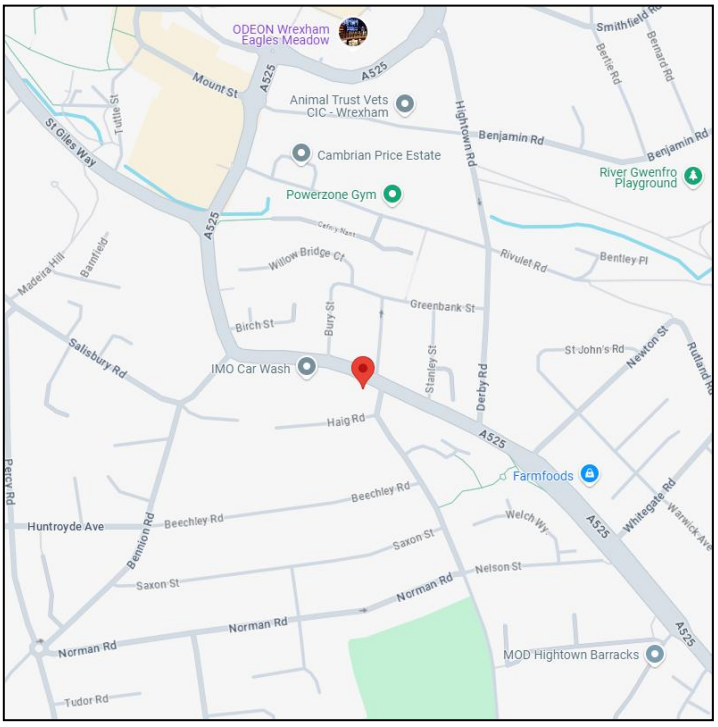
2.3 The site is located in the popular City of Wrexham and is approximately a 10 minute walk from the City centre. There are good pedestrian footways and crossways leading into the centre and surrounding areas, decreasing the requirement of vehicle use to access the site.

2.4 A major city, surrounded by large dense villages, Wrexham's population is continuing to increase with many people choosing to reside in the city itself or within the surrounding suburbs.

2.5 A short drive from the application site the A483 provides excellent road links to other nearby towns and city's such as Oswestry southbound, and the city of Chester Northbound both of which are approximately 25 minutes from the site.

2.6 There are good rail links from the city centre, the rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crewe, Manchester, Newcastle etc.

2.7 Wrexham has excellent bus services which terminate at the bus station. Services to various destinations such as Manchester and Liverpool as well as services for local villages and nearby towns of Rhosllanerchrugog and Mold. This will ensure people can commute to the site without a private vehicle.



1.0 Road Links

3. Character:

3.1 There are a number of various architectural statements along Kingsmills Road, such as the former Travellers Rest and the former Green Dragon Hotel, both having historical significance within the area.

3.2 Properties along the street mostly consist of brickwork with some rendered elements scattered throughout. Further along the street are modern developments that contrast the more traditional long-standing properties within the area, creating a diverse character within the area.

3.3 It is understood that the post office was a residential building until 1997, constructed in the same manner as the semi-detached adjacent.

3.4 The area is regimented in terms of the street scene especially on the northern side of the street, on the opposite side there is more varied street scene with developments occurring over the last 10-15 years replacing a former block of flats which formed part of the character of the area for a number of decades.

4. Appearance:

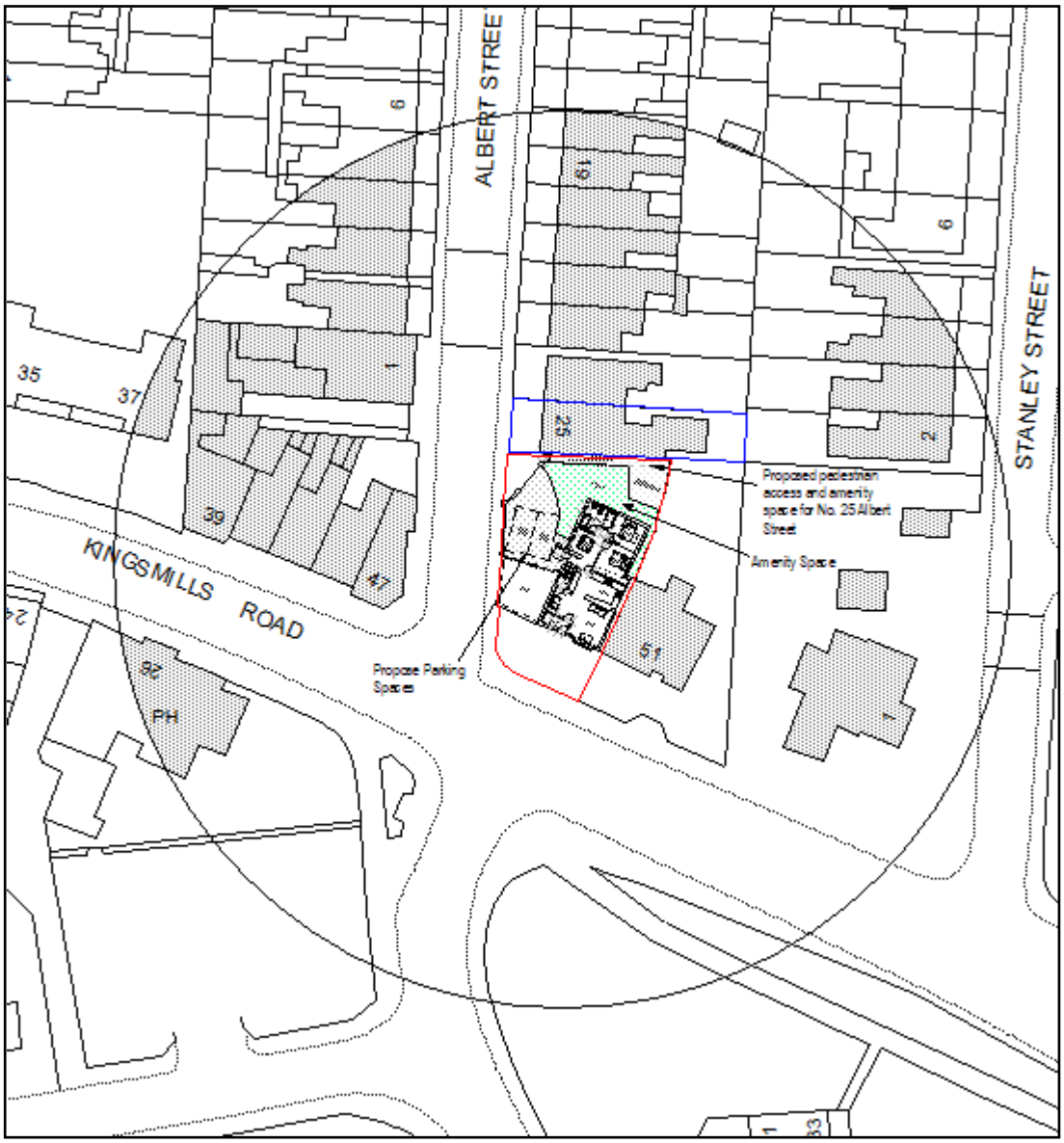
4.1 The proposal will restore the residential appearance of the building. The automatic sliding doors would be replaced with a conventional opening door with side panel and window opening.

4.2 Fundamentally the appearance of the property would remain the same with no alterations which would affect the wider character of the area.

4.3 Two additional window openings are to be formed within the side elevation of the property, which won't be seen from any public viewpoint due to the existing boundary wall which will remain in place as part of the development.

4.4 A vast portion of the works to convert the structure will be done internally, ensuring the property's appearance externally will remain very much like the property which is seen as part of the street scene today.

4.5 The design / layout of the of the space internally has been determined by the applicant, minimizing internal works ensuring the proposal is delivered in a cost-effective manner and in compliance with Building Regulations.



2.0 Proposed Site Plan

5. Community Safety

5.1 According to information available to the general public there have been 89 crimes reported in the vicinity for the month of July 2025. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why this application would see an increase in these crime figures.

5.3 The conversion of the former post office to a residential dwelling will increase the natural surveillance from the site reducing the likelihood of any antisocial behaviour.

6. Environmental Sustainability

6.1 It is thought the change of use will not affect the environmental sustainability of the immediate locality.

6.2 This development can be considered as sustainable as it is reusing an existing building rather than demolishing it. Where new materials are to be used, materials are to be sourced locally.

6.3 The proposed conversion will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local and National Policies

7.1 Policy SP12: Design Principles and Masterplanning Framework - The proposal for the change of use of 49 Kingsmills Road has been designed to respect the character of the area while securing the viable re-use of a redundant commercial property. External alterations are modest, limited to replacing the former shopfront with a traditional door and window, and adding two side windows screened from public view by existing boundary walls. The scheme provides a high-quality family dwelling with an appropriate layout, natural light, and sufficient private amenity space, while also safeguarding privacy through existing masonry walls surrounding the perimeter of the property. Overall, the proposal is sympathetic to its context and delivers a sustainable residential use consistent with the design principles of Policy SP12.

7.2 Policy SP11: Transport and Accessibility - The development makes appropriate provision for transport and access in line with Policy SP11. Two on-site parking spaces will be provided for the proposed four-bedroom dwelling, and the reconfiguration of the rear yard allows for the creation of external amenity space for No. 25 Albert Street and the proposed dwelling. The site benefits from safe and convenient access, with vehicular and pedestrian routes clearly defined and separated. In addition, the property is located close to public transport links and local services, supporting sustainable travel choices and reducing reliance on the private car.

8. Conclusion:

8.1 We feel this planning application should be looked favourably upon as the intention to provide additional accommodation within the city centre.

8.2 The building is prominent and is currently disused, if the building continues to remain disused it will be unmaintained. By allowing this conversion to take place the building will be revamped and brought back into use.

8.3 The proposal put forward will ensure the façade of the unit is retained, with parking as stated within the access section of this document, the situation is better than the current use of the site.

8.4 The conversion will provide additional accommodation to the city reducing the number of empty and unused buildings in the vicinity.

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