

Design and Access Statement

P.2024.0180 Trinity Hall and Warehouse, Llangollen Road, Acrefair, LL14 3SF



Brief:

- The aim of this application is to remove the condition attached to the planning permission to enable Redpoint Holidays Ltd. to share the site by renting out parts of the buildings to other local micro businesses. This will help Redpoint to collect the revenue needed to continue to improve and maintain the site.
- Redpoint Holidays Ltd. currently has 2 people coming to the site.
- We plan to create furnished office spaces, which fall into the existing B1 use class. Following the pandemic there has been an increase in the number of remote and freelance workers. These groups, along with local micro businesses, are the target renters. We anticipate office workers will generally work office hours from 9am – 5pm, Monday to Friday.
- In total, the furnished office spaces of 187 m², including meeting rooms and breakout spaces, could accommodate up to a maximum of 17 people, as shown on the floor plans. At 11 m² per person, this is in line with the British Council for Offices density recommendations 2023, which recommend 10 – 12 m² per person. Please see the floor plan calculations for a breakdown of the floor areas.
- The site development plan is in three phases:
 - Phase 1 - The first phase is to rent out one existing office known as The Annexe (office 8), which would bring a maximum of 3 people to the site in addition to the 2 people at Redpoint Holidays. To achieve this, the rear of the buildings, the gate and car parking area will be improved to provide attractive access to The Annexe.
 - Phase 2 - The second phase, expected in 2027/2028, will be to create 3 additional offices (offices 1 - 3) in the area under the flat roof, bringing a maximum of 8 people to the site, in addition to the phase 1 occupancy. During this phase the toilets will be rebuilt, the kitchen and cycle store facilities will be

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added, and the entrances will be upgraded.

Phase 3 – Once phase 2 has successfully been completed and the offices rented, in 2029/2030, we will gradually complete the rest of the warehouse renovation, as shown on the floor plan, bringing the occupancy up to a maximum of 17 people.

- As the site previously had a much higher occupancy when it was used as a church hall and a youth centre, it used to have at least 6 toilets. There are no plans to alter the foul drainage facilities, as we are proposing the use of only 4 toilets that will use the existing drainage.
- There are no plans to alter the existing footprint of the buildings.
- There are no plans to alter the use of Trinity Hall, which is being used by Redpoint Holidays for storage.

Access:

- Vehicular access to the site is via a 2.2 meter wide unadopted road leading to the rear of the buildings. The remaining 3.3 meters of the road width on the outbound side is on land belonging to the warehouse and is not a part of the unadopted road. The single lane was widened onto land owned by the warehouse by an additional 3.3 meters by the previous owners, Border Beds, to provide better access for the benefit of the warehouse and Trinity Hall.
- The outbound side of the road (our private property) currently has at times, up to 6 or 7 vehicles parking along it without our permission.
- All the neighbouring properties that use this road for access have off-road parking on their own driveways.
- There is no vehicle or pedestrian access to the primary school at the rear of the property. The nursery school has pedestrian access along the footpath.
- Although our boundary extends further into the road, the gate will be positioned as existing, to leave enough room for vehicles to turn around and the bins to be collected. A gate has been in this position for the past 8 years without any problems.
- There is space at the rear of the buildings to park 9 cars with plenty of turning space. There are 6 additional parking spaces on land belonging to the warehouse at the side of the unadopted road, providing a total of 15 spaces on site. See the site plan for details.

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- Class B1 Local Planning Guidance No.1 recommends 1 car parking space per 30 m² of gross floor area. For the 403 m² gross floor area of the proposed development, which includes the total warehouse floor area and the total Annexe floor area, a maximum of 13 parking spaces are required. This leaves 2 parking spaces for the use of the Trinity Hall storage space, with a floor area of 218m². The guidance for storage space requires a maximum of one parking space per 100m², meaning that 2 parking spaces are required for Trinity Hall.
- Cycle parking facilities for up to 4 bikes and lockers will be provided within the building, accessed from the rear door.
- There is one allocated disabled parking space.
- Pedestrian access to the warehouse offices is from Llangollen Road via the front steps. A rear door provides access from the car park as well as accessible pedestrian access.
- The Annexe office is accessed via its own door from the rear of the buildings.
- There is no plan to allow customers to visit the site, as we have chosen to target groups that do not need this provision.
- The proposed use of the site means that we do not anticipate the need for large vehicles to visit the site.

Character:

- **Amount:**
 - There are 2 buildings on the site, which are joined together by a flat-roofed area. Trinity Hall, which is an old Ruabon red brick building built in the early 1900's and the warehouse, which is a timber-clad pitched roof building probably built in the 1950's.
- **Layout:**
 - The properties across Llangollen Road from the site are mainly historic semi-detached terraced houses in the local Ruabon red brick style.
 - Along the unadopted side road there are four houses with their own driveways with off-road parking.

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- To the other side of the hall is the Old Presbyterian Church, which is being converted into housing and has its own car parking with room for 6 cars and vehicular access rights over the back of the Trinity Hall site.
- To the rear of the site is Acrefair Primary School playground. There is no access to the school from the unadopted road.
- The layout of the existing buildings will remain unchanged.
- **Scale:**
 - The scale of the buildings remains as existing.
- **Appearance:**
 - Significant work to improve the appearance of the buildings and the landscaping of the site has already been undertaken. If the change in permission is achieved the improvements will be extended to the rest of the site.
- **Landscaping:**
 - The banks on either side of the front steps, along Llangollen road, have already been landscaped and planted out with shrubs, lavender and African daisies to provide a scented and joyful entrance to the site.
 - The work on the gate and front steps will be completed to provide easy access to the front doors.
 - We have already landscaped a wellbeing garden to the side of the warehouse, which has improved the view of the site for neighbouring residents as well as adding some privacy, shade, and protection from the weather.
 - If the application is successful the soil retention, planting, and edging that we have begun on the bank between the warehouse and the unadopted access road, as shown in the photograph below, will be continued around the corner and along the main road to join onto the work already completed at the front of the buildings.

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- The bank alongside the junction with the main road will be landscaped in accordance with highways rules to enable cars to safely see around the corner. The ground will be planted out in a low flower bed with ground cover plants and similar low edging to that shown above, to discourage unauthorised parking on the corner.

Community Safety:

- The neighbours to the side and rear of the property are at elevated levels, providing natural surveillance of the car parking area and rear property. From the front, the property can be seen from the houses opposite and from the street.
- There is already extensive street lighting at the front and lights from the school light up the back meaning that the site is already quite well-lit at night. On-site outdoor lighting will be added where needed to ensure safe access.

Environmental Sustainability:

- The office buildings will benefit from improvements in insulation levels and air tightness as part of the refurbishment.
- Ventilation and lighting will be selected with sustainability in mind.
- We have already installed a wood pellet boiler to provide a sustainable heat source. There is also built-in provision for the addition of solar panels.
- Rainwater harvesting has already been installed.
- A wellbeing garden has already been created to the side of the proposed warehouse offices to provide a secluded, healthy, green breakout space and encourage bees and wildlife. The front of the property has also been planted out with shrubs and ground cover.

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- We have started to add and retain top soil to plant trees and shrubs on the steep banks along the roadside and aim to continue all the way round to join the brick wall at the front.
- We already operate a strict recycling policy on site, which will be extended to all tenants. Recycling bins will be provided.
- We are careful to reuse and repurpose as much as possible on site as we make improvements to the buildings.
- By giving local residents a place to work within their local community we are helping to reduce the need for people to commute to work.
- By providing a cycle store, lockers and shower facilities we aim to encourage people to cycle, run or walk to work.

Movement to and from the Site:

- Both Trinity Hall and the warehouse can be accessed by pedestrians directly from the Llangollen Road by walking up the front steps.
- Pedestrian access to the rear of the buildings is along the 1.5-meter-wide footpath alongside the unadopted road up to a pedestrian gate leading to the accessible entrance.
- There is a bus stop approximately 100 meters from the site going towards Wrexham and a bus stop opposite the site going towards Llangollen and Corwen.
- There are regular bus services by bus route number 5 (Corwen/Llangollen to Wrexham) and bus number 2 (Oswestry/ Chirk to Wrexham).
- The nearest train station is Ruabon, which is a 6-minute bus journey away.
- Movement to and from the site by car will use the existing road network which will remain unchanged.
- There is a free car park next to the site (on the other side of the Old Presbyterian Church), and another free car park a 3-minute walk away further up the Llangollen Road.
- There is a large paid car park, which is a 6-minute walk away.

Conclusion:

- We appreciate that the buildings are the biggest landmarks in the village, so converting them from being an eyesore into buildings that are pleasant to look at and full of life is important to us. We have

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already made a start. But the site is large, so to achieve this Redpoint needs to be allowed to share the buildings with other businesses, to share the cost burden of their renovation and upkeep.

- Although there will be more vehicles coming to the site than currently, where there is only 1 vehicle, there won't be more vehicles than were here in the past. When the property was used as a retail space, for light industry, as a church hall and a youth centre, the property had uncontrolled traffic coming to the site, including employees, visitors, customers, and large vehicles. In contrast, our proposal brings controlled traffic to the site. By agreeing a lease with tenants we have control over who accesses the site, where they park, and the types of vehicles that are allowed. The same people will visit the site daily and will therefore become familiar with the routines of the area.
- By enabling people to work locally, although more vehicles will come to this site, those vehicles will be removed from the main traffic commuting further into towns.
- Approving this application will not only provide work in the local community, but it will also improve the appearance of these significant historic buildings at the heart of the community, creating an attractive environment, bringing new life to the area, creating more green spaces, and improving the wellbeing of residents and tenants alike.