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Design and Access Statement



Statement prepared for:

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Statement required for:

Conversion of existing dwelling to 2no. Flats at 29 Watery Road, Wrexham, LL13 7NW

1. Brief

- 1.1 We have been employed by our client to prepare a planning application for the conversion of the existing dwelling to create 2no flats.
- 1.2 The property requires a scheme of renovation, our client is keen to maximize it's use being a town centre property with excellent links to public transport.
- 1.3 The existing property is an end of terrace 2 bedroomed dwelling, the property benefits from off street parking.

2. Access, including movement to and from the site

- 2.1 The site is located within the county borough of Wrexham. The site is within close proximity to Wrexham's town centre, which offers many conveniences such as supermarkets, shops, butchers, post offices and the local bus station.
- 2.2 The site is accessed off Watery Road, which then links onto A5152 and Ruthin Road (A525) a main link road from Wrexham to Coedpoeth and the town of Ruthin. In the opposite direction, Wrexham's town centre can be accessed which offers an excellent employment base.
- 2.3 To the west of the town centre the A483 can be reached. This road network provides excellent road links to the City of Chester and beyond such as the A55 which connects Wrexham to the North Wales coastal towns of Conway and the City of Bangor.
- 2.4 In the opposite direction, the A483 links Wrexham to Oswestry, Welshpool and Newtown.



1. Proposed Site Plan

- 2.5** With the site being in close proximity to Wrexham's Bus Station, it provides excellent travel opportunities around Wrexham and further afield such as Chester and Oswestry. This ensures non car users have easy access to public transport.
- 2.6** Additional modes of public transport are available in Wrexham in the form of train. Wrexham provides a direct route to Bidston and Chester. The Bidston line provides users of this public transport with vital links to villages and towns such as Caergwrle, Hope and Buckley. The train network in Chester is far greater with various destinations such as Crewe, Manchester and Liverpool.
- 2.7** The property is one of a limited amount of properties that benefits from off street parking, although not achieving maximum parking standards providing off street parking for 2 apartments within a town centre location exceeds other recent applications that have been supported by the LA.



2. Properties fronting Watery Road

3. Character

- 3.1** The external appearance of the property will predominantly remain as existing with additions proposed to the side and rear.
- 3.2** The house boasts an end terrace plot, constructed of Ruabon red brick with headers and cills and finished with slate roof. This is seen to be a common character walking down Watery Road.

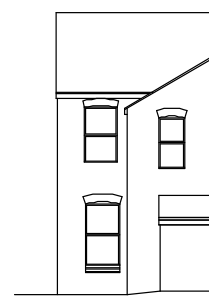
- 3.3** When viewing properties on and around Watery Road it was noted a large number of properties were terraced.
- 3.4** The combination of dwelling and commercial properties within the vicinity provide interesting characteristics to the area. Typical of a town centre property to the front elevation Island Green can be viewed a large retail park housing several high street names such as Wilko's and Asda Living.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100

3. Elevations as existing.

4. Appearance

- 4.1** As specified in item **3.1** the external appearance will predominantly remain as existing from the frontage. Additions to the side and rear will aesthetically provide interest to the property while respecting the character of the existing property.
- 4.2** Fenestration will match the existing structure with slender windows with as much vertical emphasis as possible introduced into the newly extended areas.
- 4.3** The elevations above show gable/mono pitch roof structures. This is a method of construction that is traditional to the vicinity. The proposal will include the addition of flat roof construction to the rear to improve the footprint of the property.
- 4.4** The property is provided with adequate opening lights for each room which provides a comfortable home for the occupiers.

5. Community Safety

- 5.1** According to information available to the general public there has been 119 crimes reported in the vicinity for the month of April 2021. This information has been obtained from the Police website (www.Police.co.uk).
- 5.2** There is very little reason to suggest why the conversion of the property would increase the crime figures in this area.

- 5.3** Natural surveillance will be improved by converting the property into 2 separate residential properties.

6. Environmental Sustainability

- 6.1** Due to its prime location within the town centre the property will mitigate the need for a private vehicle due to the public transport links in close proximity. Excellent bus routes and train service are available, ensuring the property is sustainable to the environment.
- 6.2** The conversion provides homes for two occupants where before only catered for one which is a good use for the existing building.

7. Conclusion

- 7.1** We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.
- 7.2** We are seeking permission for a conversion, and minor extensions to produce two number apartments within the town centre, a good use of existing resources and maximizing the potential from the site.
- 7.3** The conversion will enhance natural surveillance, with the property being occupied by 2 independent persons.

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