ROXBURGH HOUSE, WREXHAM

DESIGN ACCESS STATEMENT



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On behalf of M1 Investments Ltd

ISSUE & REVISION RECORD

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01 GLOSSARY OF TERMS

The following table lists common acronyms that may be used throughout the document.

ACRONYM	TERM
3D	3-Dimensional
COU	Change of Use planning Application
DAS	Design and Access Statement
M1	M1 Trade Ltd
WCBC	Wrexham County Borough Council
FRA	Flood Risk Assessment
GEA	Gross External Area – whole area/footprint of building, including perimeter wall thickness, projections, and all ancillary spaces
GIA	Gross Internal Area – whole enclosed area within the building including internal walls and ancillary spaces but excluding thickness of external walls
HOH	Hughes:O'Hanlon Architects
LDP	Local Development Plan
LHS	Lifetime Homes Standards
LPA	Local Planning Authority
NIA	Net Internal Area – total usable area within a building, not including any walls, wcs, lobbies, cupboards, plant, lifts, stairwells, or circulation spaces
NPPF	National Planning Policy Framework
PD	Permitted Development
RIBA	Royal Institute of British Architects
SAC	Special Area of Conservation – protected Natural Habitat
SPA	Special Protection Area – protected bird habitat
SSSI	Site of Special Scientific Interest
WDQR	Welsh Design Quality Regulations

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02 INTRODUCTION

This Design and Access Statement has been prepared to accompany a full planning application, submitted on behalf of M1 Trade Ltd, for the conversion of second and third floor vacant office space to 30no 1-bedroom apartments, together with associated works on first and ground floors and siteworks at Roxburgh House, in Wrexham. The application will include a Change of Use.

It aims to provide a written and illustrated commentary when read in conjunction with the associated design drawings, which have been developed to RIBA Stage 3 status.

In addition, the following documents will be provided to support the planning application and may be referenced in this document:

- RHW-HOH-XX-XX-DR-A-1100- LOCATION PLAN
- RHW-HOH-XX-XX-DR-A-1200_P01- PROPOSED SITE PLAN
- RHW-HOH-A-SK-001-P04 - PROPOSED 3D-CAR PARK
- RHW-HOH-A-SK-002_P02- PROPOSED-PERSPECTIVE VIEW
- RHW-HOH-XX-00-DR-A-2100_P01- EXISTING - GROUND FLOOR PLAN
- RHW-HOH-XX-00-DR-A-4100-P05- PROPOSED - GROUND FLOOR PLAN
- RHW-HOH-XX-01-DR-A-2101_P01- EXISTING - FIRST FLOOR PLAN
- RHW-HOH-XX-01-DR-A-4101_P05- PROPOSED - FIRST FLOOR PLAN
- RHW-HOH-XX-02-DR-A-2102_P01- EXISTING - SECOND FLOOR PLAN
- RHW-HOH-XX-02-DR-A-4102_P09- PROPOSED - SECOND FLOOR PLAN
- RHW-HOH-XX-03-DR-A-2103_P01- EXISTING - THIRD FLOOR PLAN
- RHW-HOH-XX-03-DR-A-4103_P09- PROPOSED - THIRD FLOOR PLAN
- RHW-HOH-XX-XX-DR-A-2200_P01- EXISTING ELEVATIONS
- RHW-HOH-XX-XX-DR-A-2201_P01- EXISTING ELEVATIONS
- RHW-HOH-XX-XX-DR-A-4200_P05- PROPOSED ELEVATIONS
- RHW-HOH-XX-XX-DR-A-4201_P05- PROPOSED ELEVATIONS

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Roxburgh House, Wrexham, LL11 1SN.

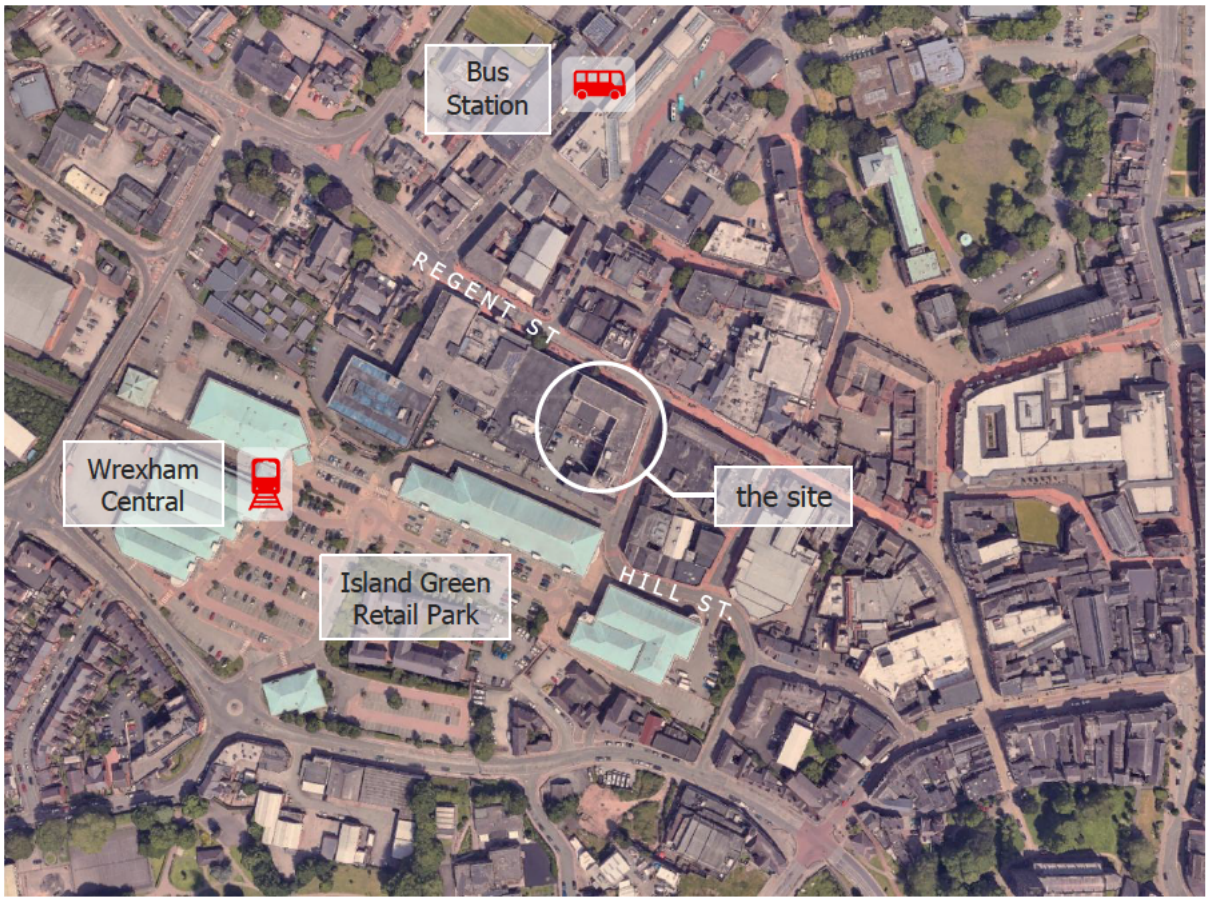


Figure 1: Aerial view of the site area showing transport links, image from Google Earth.

The application site is located on Hill Street, behind the Island Green Shopping Centre, immediately adjacent to the Grove Park Theatre and a very short distance from Regent Street and the main pedestrianised shopping area.

The site is within short walking distance of Wrexham Central railway station, Wrexham General railway station and the bus station.

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Figure 2: Aerial view of the site immediate area, image from Google Earth.

There is a small car park at the rear of the property accessed off Hill Street.

The site falls within the development boundary of Wrexham.

It is not situated within a Conservation Area, SSSI or SAC. The existing buildings are not Listed. The map opposite (Figure 3) shows the Listed buildings or scheduled monuments within the immediate area of the site, which are listed below.

There are no trees/vegetation on site.

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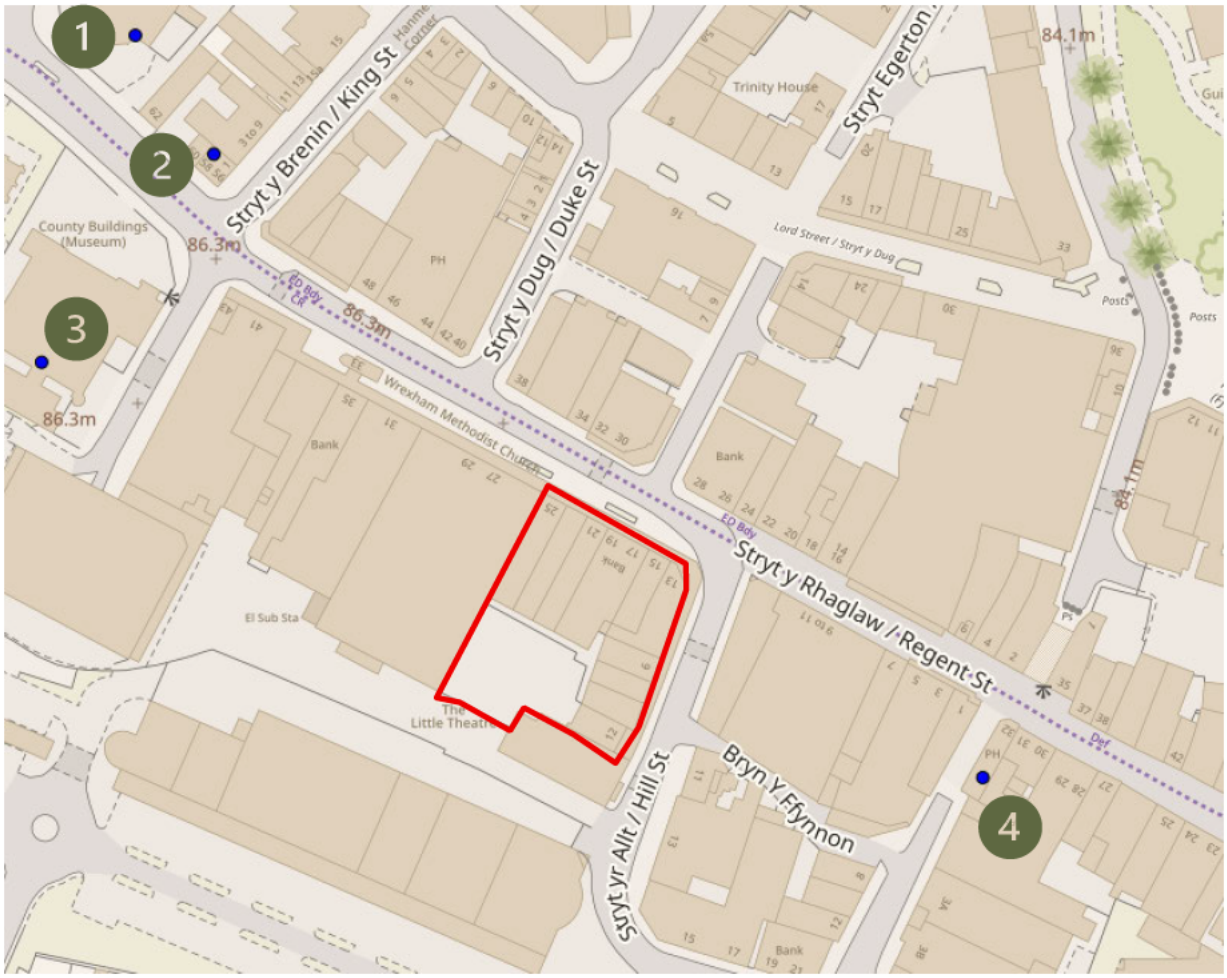


Figure 3: Map from cadw.gov.wales showing site boundary and proximity to nearest heritage assets.

1. 2 Grosvenor Road
   Grade II Listed Building
   Cadw Entry: 1831
2. Nos. 1, 3 & 5, with Nos. 56, 58 & 60 Regent Street, King Street (W side)
   Grade II Listed Building
   Cadw Entry: 1846
3. Former County Buildings
   Grade II Listed Building
   Cadw Entry: 1800
4. Horse and Jockey Public House
   Grade II Listed Building
   Cadw Entry: 1794

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THE EXISTING BUILDING:

Roxburgh House is a self-contained office property dating from the 1960s. The accommodation comprises the entire second and the entire third floor. The property has its own self-contained entrance at ground floor level with lift and stairs providing access to the upper floors.

The building has been unoccupied since 2021, but the previous use was office space.

Brown brick, roughcast panels and strip windows are typical of the era and the building is in good condition generally. Originally built and used as office space, the upper floors are currently vacant. The flat roof hosts a telecommunications tower.

The building is L shaped in plan, with a single stair/lift off the self-contained entrance. An additional escape will need to be provided to service the adjacent wing.

Ground and first floors are occupied by several businesses. These include banks HSBC and Nationwide, retail business Specsavers Opticians, Admiral Casino, and the Works, and Hill Street Social sports bar.





Figures 4 and 5: Self-contained entrance to Roxburgh House from Hill Street and rear view of building. Photographs by HOH 2025.

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Figure 6: Roxburgh House from Regent Street. Image from Google Streetview 2018.



Figure 7: Roxburgh House from Hill Street. Photograph by HOH 2025.

CHARACTER:

The location is within an area with a dense urban form, made up by the following:

- Primarily red-brick commercial townscape
- 90's commercial retail park nearby
- Mix of three to four storey buildings, with varying roofs profiles and finishes

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STREET VIEWS:





Figures 8 and 9: 3D views of Roxburgh House and the surrounding area, Images from Google Earth

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USE:

The proposed development relates the conversion of vacant office space into 30no 1-bedroom apartments, over the entire second and third floor building. The ground and first floor stairwell and lobby, which are both self-contained, will also form part of the change of use.

The apartments are designed to meet the latest Welsh Design Quality Requirements (WDQR) and Lifetime Homes standards and will therefore be available as social / affordable housing units.

The existing site measures 2030 m^2 (total site area including car park and external areas). The GIA (total) over all floors is 1933m^2. This includes the entrance lobby and stairwells on ground and first floors.

The property is currently under Use Class B: offices/business. The application seeks a change of use to Class C: residential.

LANDSCAPING / BIODIVERSITY:

There is no vegetation on site, as can be seen in the aerial images in Figures 1 and 2. There is no proposed change to the site or building externally to affect biodiversity.

APPEARANCE:

No major amendments are proposed to the external building fabric. Window blanking panels, where required, are proposed as facing brick to match the existing brick façade. A smoke vent and solar panels are proposed to be fitted upon the roof of the building. From street level these won't be visible, see Figure 10. Please refer to the proposed elevations for more information on locations and material.



Figure 10: Perspective view of proposal from street level. HOH Architects.

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ACCESS:

The site at present has a car park with 15 spaces, which is accessed off Hill Street.

Due to the city-centre location and very short proximity to all major transport links, including the **Bus Station (0.1 miles / 3 mins walk), Wrexham Central railway station (0.2 miles / 3 mins walk)** and **Wrexham General railway station (0.4 miles / 8 mins walk),** it is hoped that a flexible approach can be taken to the number of car parking spaces provided at the site.

The proposal promotes sustainability by offering city-centre living where public transport, walking and cycling are feasible and preferable modes of travel.

Within the 2021 census data the 'access to vehicles by house type, size and tenure for Wards in Wrexham', is shown below, with an evaluation of how many vehicles/spaces the data suggests is needed over 30 apartments:

	FLAT, MAISONETTE OR APARTMENT 1-3 ROOMS CAR OR VAN AVAILABLITY		
	ZERO	ONE	TWO +
BRYN	46 %	43 %	11%
OFFA	58 %	36 %	6 %
GROSVENOR	60 %	35 %	5 %
ERDDIG	61 %	36 %	3 %
SMITHFIELD	58 %	35 %	7 %
AVERAGE	**57 %**	**37 %**	**6 %**

(ONS 2021)

	ROXBURGH HOUSE		
	ZERO	ONE	TWO +
	57 %	37 %	6 %
30 APTS	17	11	2
NO OF SPACES	**0**	**11**	**4**

As shown in the above calculation, a maximum of 15 spaces would likely be required at the property. The site can also provide 4 visitor spaces plus turning space for refuse collection, deliveries and emergency services.

As such, 15 spaces for residents and 4 additional visitor spaces are proposed to the rear of the property, as shown on the ground floor plan. 60 bicycle storage spaces are also proposed to encourage green transport.

Given the proximity to transport links, amenities and numerous public car parks, it is thought that this is ample provision.

The car park/ rear of the property will be secured by a fence and secure gate, as it is currently.

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06 CONCLUSION

This DAS provides commentary to support a full planning application, which relates to the proposed conversion and change of use of vacant office space to much needed residential apartment units in the city centre of Wrexham, at Roxburgh House.

The application site lies within the development boundary and comprises an existing 1960's property on the second and third floors, which is over retail units below.

The proposal is a positive opportunity to provide 30no 1-bedroom apartments, as social or affordable housing, within the city centre close to transport links and amenities.

Externally, the property will remain largely unchanged except to install some blanking panels and carpark/roof works which will be visually obscured from the public and street level.

The proposal provides 15no resident parking spaces and 4no visitor spaces in the existing rear carpark. The 2021 census data suggests that this is sufficient to serve 30no 1-bedroom apartments. The property is also in a city centre location, very close to public transport links (train and bus) and multiple public car parks, further reducing the need for vehicle parking.

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