Parkside, Fifth Avenue

Design and Access Statement

November 2025


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1.0 Introduction
2.0 Existing Context
3.0 Design Statement
4.0 Access Statement
5.0 Environmental Sustainability
6.0 Community Safety
7.0 Planning Policy Context
8.0 Conclusion

This document has been prepared on behalf of Mr Lewis (hereafter referred to as the applicant). The statement is submitted in support of a full planning application at Parkside, Fifth Avenue, Llay, LL12 0SA.

The scheme entails the conversion of a garage into 1no. flats.

The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Existing	Ref L09.1.001
Proposed	Ref L09.1.002
Proposed Site & Location Plan	Ref L09.1.003
Net biodiversity and green infrastructure statement	



Front Elevation

Comprising a simple rectangular shape with a low-pitch hipped roof, the garage has served its purpose being a functional space used by the applicant in previous years.

Two simple door openings front the building, both finished in white.

The garage retains a facing brickwork finish, with white fascias and soffits, and black guttering/ downpipes.

With a trussed roof, cavity walls, and a concrete floor- it should be deduced that the building provides an excellent opportunity for its conversion. All conversion works can be undertaken with minimal effect on the existing building fabric.

Llay is a village in the Borough of Wrexham, bordered by neighbouring villages such as Gwersyllt and Gresford. Formerly known for its coal mining heritage, Llay Main Colliery was once the largest in Wales and, after 1952, the deepest pit in the United Kingdom. The area's coal reserved were exhausted around 1966.

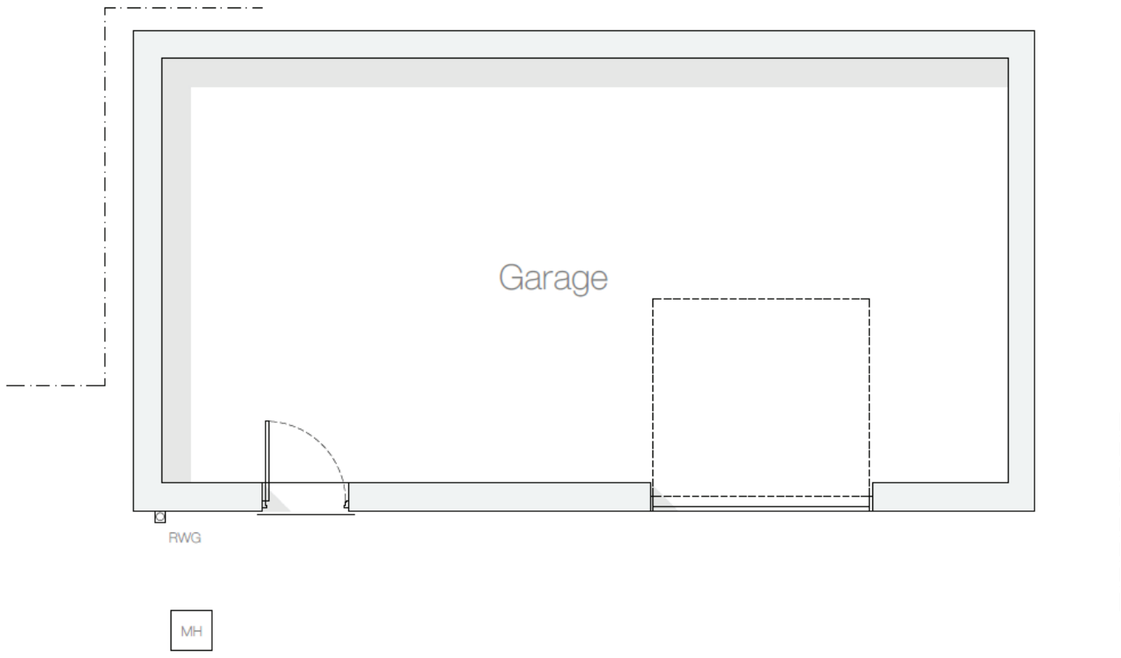
According to Wikipedia, Llay first appears in medieval documents as a hamlet. It later formed an outlying part of the parish of Gresford. The relatively late development of the settlement is reflected in the fact that the first church service was not held there until 1916, with the village church completed in 1925. Llay became a separate parish in 1944.

Today, Llay is a thriving residential community, popular with families and visitors alike. The nearby Alyn Water Country Park attracts people from across Wrexham and beyond, offering scenic woodland and riverside walks along the River Alyn.

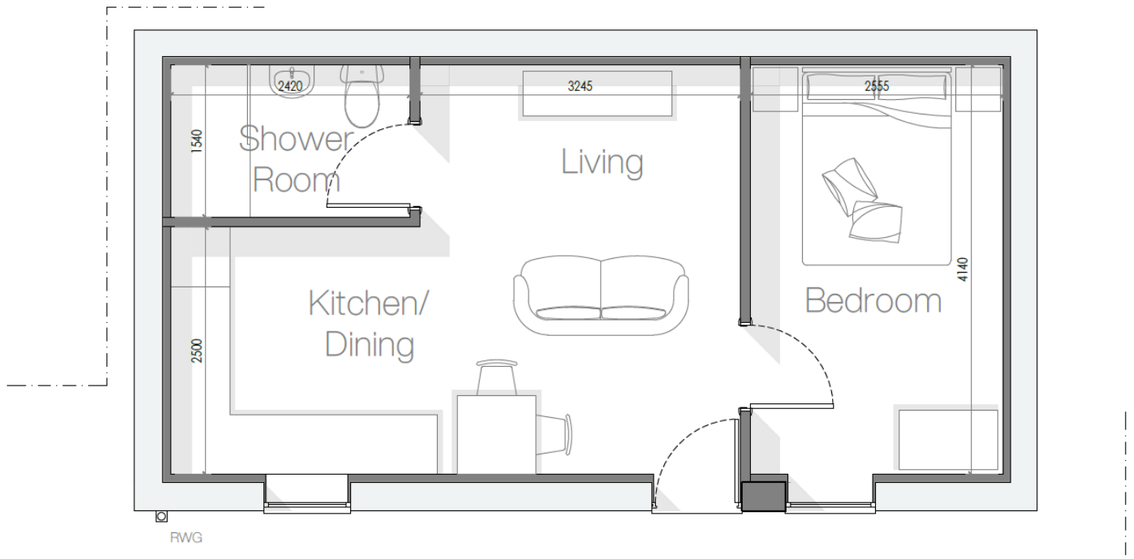
The village is well-served by a range of amenities including churches, pharmacies, shops, schools, doctor's surgeries, takeaways, and the Llay Industrial Estate. The diverse mix of services and green spaces make Llay an attractive and convenient place to live.

The community hub at Llay Park Resource Centre hosts the local library, adult learning courses, community groups and meeting spaces.

The adjacent building has recently been granted a retrospective planning approval for the partial conversion into two flats under planning reference P/2024/1133.



Existing Floor Plan



Proposed Floor Plan

The proposed conversion seeks to sensitively transform the existing building while preserving its inherent architectural character. The design approach prioritises the retention of the building's structural and visual integrity, ensuring that any alterations are sympathetic and minimal.

External changes are intentionally limited to maintain the established appearance of the building.

- One existing doorway will be partially infilled to accommodate a new kitchen window, designed to complement the existing fenestration pattern.
- A retained opening will provide access for a new front entrance door alongside a bedroom window, maintaining balance and rhythm within the façade.
- All boundary treatments will remain unchanged.

The roof, fascias, soffits, guttering, and downpipes are in good condition and will be retained to preserve the building's external integrity and reduce unnecessary material waste.

The existing walls comprise facing brickwork with a 50mm cavity, allowing straightforward adaptation to meet current Welsh Building Regulations.

-Internal wall insulation will improve thermal performance.
-Accessible doorsets, efficient LED lighting, and a new ventilation and sprinkler system will ensure compliance with modern accessibility, energy efficiency, and fire safety standards.

The interior will be reconfigured to form a self-contained dwelling, comprising:

-One large bedroom,
-An open-plan kitchen, living, and dining space, and
-A separate shower room.

The introduction of glazed doors and windows will maximise natural daylight, creating a bright, comfortable living environment. The compact yet well-designed layout provides a practical and attractive living accommodation.

The scheme delivers a small, high-quality residential unit well-suited to young professionals seeking accommodation within Llay, where local employment opportunities and amenities are readily available. The proposal makes efficient use of an existing structure, aligning with sustainable development principles by avoiding unnecessary demolition or new build.

The access to the property is to remain unchanged.

Bus Stops
- Llay Library, 50 meters
- Ninth Avenue, 350 meters
- Cwrt Pentwmpath, 310 meters

Train Stations
- Cefn y Bedd, 1.6 miles

From Cefn y Bedd station, further destinations can be reached such as, Chester, Wrexham, Manchester, Liverpool, and London.

Excellent pedestrian routes can be found in and around Llay as it has been heavily pedestrianised to ensure the encouragement of active travel and retain public safety.

A pub, shops, doctors, and a cafe can be found within a short walk of Fifth Avenue.

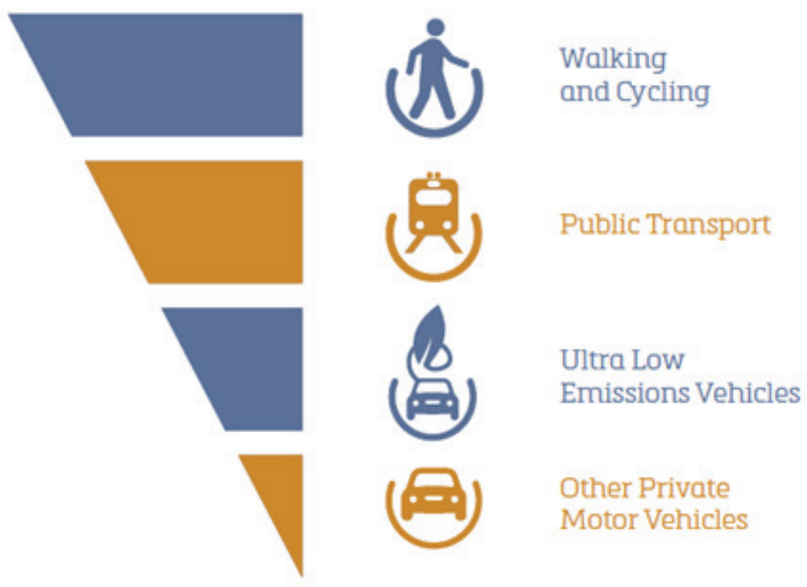
A host of schools can be found nearby, such as Park Community Primary School, All Saint's Gresford, the Rofft, and Abermorddu Primary School.

We have provided 1no. car park spaces as part of this application, but it is not he intention to be reliant on a motor vehicle. We will be providing a cycle store to the building to encourage the use of active travel. The intention is to encourage an active lifestyle to the occupants which can be introduced by means of walking and cycling as recommended in Planning Policy Wales TAN 18. Walking and cycling as modes of transport retain certain similarities. Both have a positive impact on physical and mental health, they reduce road congestion, create no air pollution or noise, and are extremely low-cost forms of travel. (Design Guidance, Active Transport Wales, 2013). By utilising this approach to the design, I feel this will favour young professionals in the area and will be an excellent flat in an already established sustainable location.

As stated in the Planning Policy Wales- Edition 11: "The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Delivering this objective will make an important contribution to decarbonisation."

The above statement proves the Local Authority plays a key role in reducing the needs to travel by car, and to promote the use of sustainable travel. The proposed site is central to an excellent range of public transport links and amenities.

The below hierarchy in relation to sustainable modes of transport is used by Local Authorities when determining new developments. It can be seen that the encouragement of walking and cycling is at the forefront of the hierarchy.



Due to the location of the development and the surrounding areas, it should be deemed that the conversion into a residential flat would not have any detrimental effect on the environmental sustainability of the locality.

Any materials that are proposed should be sourced locally to ensure the carbon footprint of the scheme is kept to a minimum. There are several builders' merchants within Wrexham, most of which are less than a 10 minute drive from the application site.

The encouragement of using public transport is considered sustainable because it reduces environmental impact, energy use, and congestion while supporting social and economic wellbeing. The more people that we can encourage to use public transport means the greater the environmental benefits are. This will all contribute to the governments net zero targets.

The conversion of the existing building represents a sustainable approach, as it minimizes construction waste, conserves the embodied energy of existing materials, reduces carbon emissions associated with new construction, and makes efficient use of existing resources, while also providing the opportunity to incorporate energy-efficient upgrades and modern sustainable design features. By utilising nearby gas, water, and electricity, this reduces the need for new infrastructure and makes efficient use of the sustainable location.

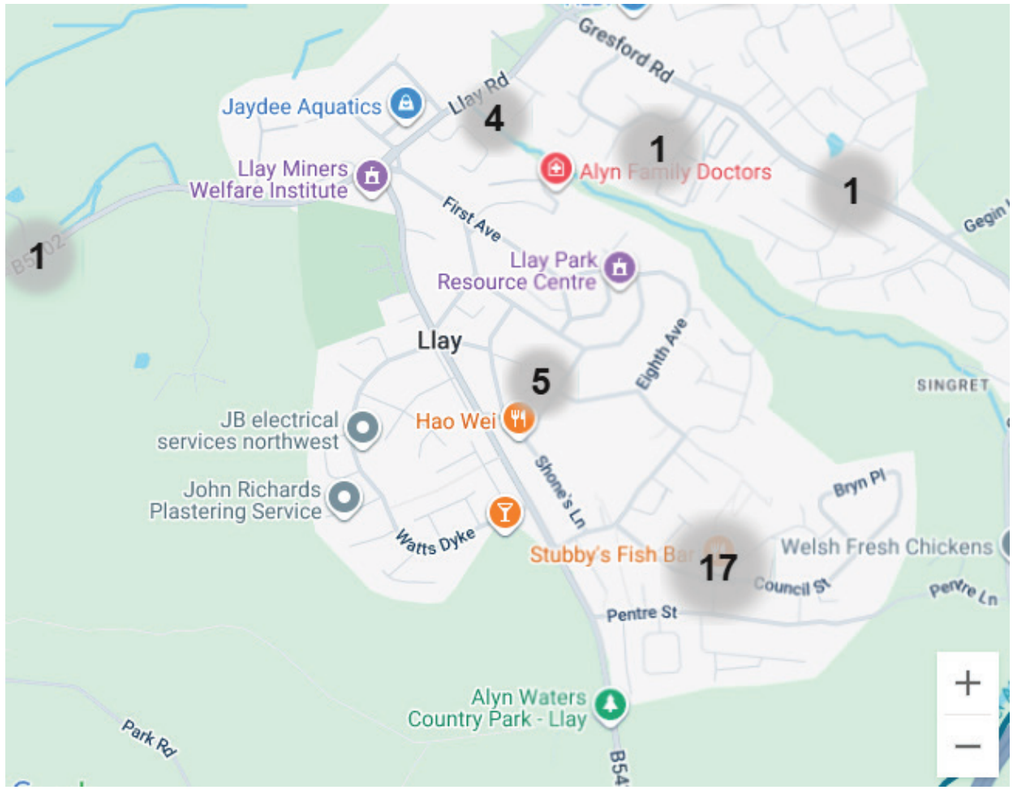
When looking at the below map, it can be seen there have been 40 crimes reported in the month of August 2025. This information has been obtained from Police.co.uk.

The proposal includes clear and definitive boundaries which help show a sense of ownership.

Natural surveillance will be increased as part of the proposal.

Good quality lighting will be retained to the front of the property to help surveillance after daylight hours.

There is no reason to suggest that the conversion to a flat would have any impact on the safety of the community.



The proposals have considered the following policies:

- National Planning Policy Framework
- Local Policies
- DM1- Development Management Considerations
- H6- Conversation of building to self- contained flats
- NE6- Waste water treatment and river water quality
- SP1- Housing provision
- SP2- Location of development
- SP11- Transport and accessibility
- SP12- Design principles and masterplanning framework
- SP14- Natural environment
- T1- Managing transport impacts
- R1- Retail, leisure and commercial centre heirarchy

Chapter 2 of the NPPF encourages the use of sustainable planning applications. As noted in the framework, “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes.” There are three overarching objectives to achieving sustainable development,- **an economic objective**, to help build a strong, responsive and competitive economy; **a social objective**, to support strong, vibrant and healthy communities; and **an environmental objective**;- to protect and enhance our natural, built and historic environment.

Chapter 9 sets out requirements to encourage the use of sustainable transport. It has been discussed within this report that there are excellent public transport links which are a stones throw from the application site. The scheme sets out to reduce the reliance on a motor vehicle as per Chapter 9 and Wales’ active travel policy.

Chapter 11 of the NPPF highlights that planning policies should promote an effective use of land in meeting the need for homes. The conversion into a residential flat would see the reuse of an existing building which is currently vacant and underutilised. The chapter also retains that there should be substantial weight in reusing brownfield sites/ previously developed land.

The proposal ensures that there will be no adverse impact on nearby residents. Very little alteration is proposed to the external appearance of the property, and all works are designed to be sympathetic to the existing fabric. There is no negative impact on community safety or the public road network. The proposal also seeks to encourage alternative modes of travel, including walking, cycling, and the use of public transport, in accordance with Policy DM1 of the Local Plan.

Policy H6 ensures buildings which are converted into self contained flats are done so with minimal alterations or extensions. Through careful design considerations we are able to provide a well crafted space for one bedroom, shower room, and living/ kitchen areas with no increase in floorspace needed which is inline with **Policy SP12**. There is no adverse effect of local parking provisions, nor any negative impact on neighbouring amenities. As part of this policy, and NPPF Wales, we will be providing a cycle store to the property.

As part of **Policy SP1,** Wrexham had aimed to deliver 8083 new homes under the LDP (now unadopted), which the inclusion of this flat will help to contribute to the number being delivered.

Llay is a village experiencing significant growth, with new homes, jobs, and businesses emerging regularly, all contributing to the welcoming, family-oriented character of the area. The proposed development makes use of an existing structure within a well-defined residential area, in accordance with Policy SP2 of the Local Plan.

The proposal seeks to reduce the reliance on cars as mentioned previously. By doing so it ensures there is compliance with **Policy SP11** and **T1**, as well as the **NPPF Wales.**

This statement is submitted in support of a detailed planning application which seeks the conversion of a garage into 1no. residential flats at Parkside, Fifth Avenue.

By allowing the proposed development, it will ensure a safe, sustainable proposal is being brought forward which is consistent with both Wrexham's and national planning policy guidelines.