lawray architects

Tŷ AVOW

21 Egerton Street, Wrexham

Design & Access Statement

P00

February 2026



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01 Preface

This Design & Access Statement has been prepared to accompany a planning application for the refurbishment and extension of the Ty AVOW building at 21 Egerton Street, Wrexham (Association of Voluntary Organisations in Wrexham). The proposals seek to enhance the existing building fabric while creating a new community space at the heart of Wrexham City Centre.

21 Egerton Street currently operates as AVOW's headquarters and accommodates a number of organisations including Barnardo's, Vision Support, and We Mind the Gap, among others. The building supports a wide range of activities, including volunteering services, community development, payroll provision, training courses, meeting room hire, and space for partner charities and support groups.

The vision for the project is to restore and celebrate the building's existing character while improving its functionality and accessibility. A new extension will provide a flexible, modern, and energy-efficient community space designed to benefit local people, voluntary organisations, and businesses.

The proposals align with the ambitions of Wrexham's City of Culture 2029 bid, supporting key themes of community, accessibility and collaboration.

The refurbishment works will bring the building back to its former glory, whilst meeting the criteria of modern regulations and ensuring the spaces within suit the requirements of a contemporary C21st building.

This document aims to provide a written and illustrated commentary when read in conjunction with the associated design drawings. In addition, the following documents will be provided in support of the planning and listed building consent application and will be referenced in this document:

- *Preliminary Ecology Appraisal, Enfys Ecology*
- *Green Infrastructure Statement, Enfys Ecology*
- *CCTV Inspection, Metro Rod*
- *Noise Impact Assessment, Environoise*
- *Existing and Proposed Drainage, JPS*

02 Planning Policy & Guidance

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- Wrexham Council Local Development Plan (2013-2028) (Adopted December 2023).
  - Policy SP2: Location of Development
  - Policy SP5: Planning Obligations
  - Policy SP7: Wrexham City
  - Policy SP8: Economic Growth, Employment and Enterprise
  - Policy SP11: Transport and Accessibility
  - Policy SP12: Design Principals & Masterplanning Framework
  - Policy SP18: Climate Change
  - Policy SP19: Green Infrastructure
  - Policy R1: Retail, Leisure and Commercial Centre Hierarchy
  - Policy R2: Development within the Wrexham City Centre Masterplan Area

In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 12 (February, 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
  - Technical Advice Note 12: Design (2016)
  - Technical Advice Note 18: Transport (2007)
  - Technical Advice Note 23: Economic Development (2014)
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);

03 Site & Context

3.1 Location and Existing Site

Situated in a prime city centre location, 21 Egerton Street is a dynamic urban site, deeply intertwined with Wrexham's public transport network and historic core.

21 Egerton Street is a through-block building linking Egerton Street and Trinity Street. It's located east of Wrexham Bus Station and west of the city's Guildhall, library, and Llwyn Isaf, also known as Library Field, a popular green space used for outdoor events.

Vehicular access to the site is available from Egerton Street via Rhosddu Road to the north or Regent Street to the south. Additionally, vehicles can access the site from Trinity Street, though this street primarily serves as the bus station's entry point.

South of the site along Lord Street is predominantly a public pedestrianised area which connects to the centralised Queen's Square.

There is a small car park at the rear of the building which can be accessed via Trinity Street and is inclusive of accessible parking. Additionally there is roadside parking to the front of the building on Egerton Street, both are utilised by the building.

There are several parking options close by in the city centre. These include car parks to the east near the library and Waterworld. There is also a multi-story car park above Ty Pawb, and parking near St Giles Parish Church, Eagles Meadow and Island Green to the south.

The building can be accessed by pedestrians from multiple directions. Access can be obtained from Trinity Street via the rear car park or via the primary access entry on Egerton Street.

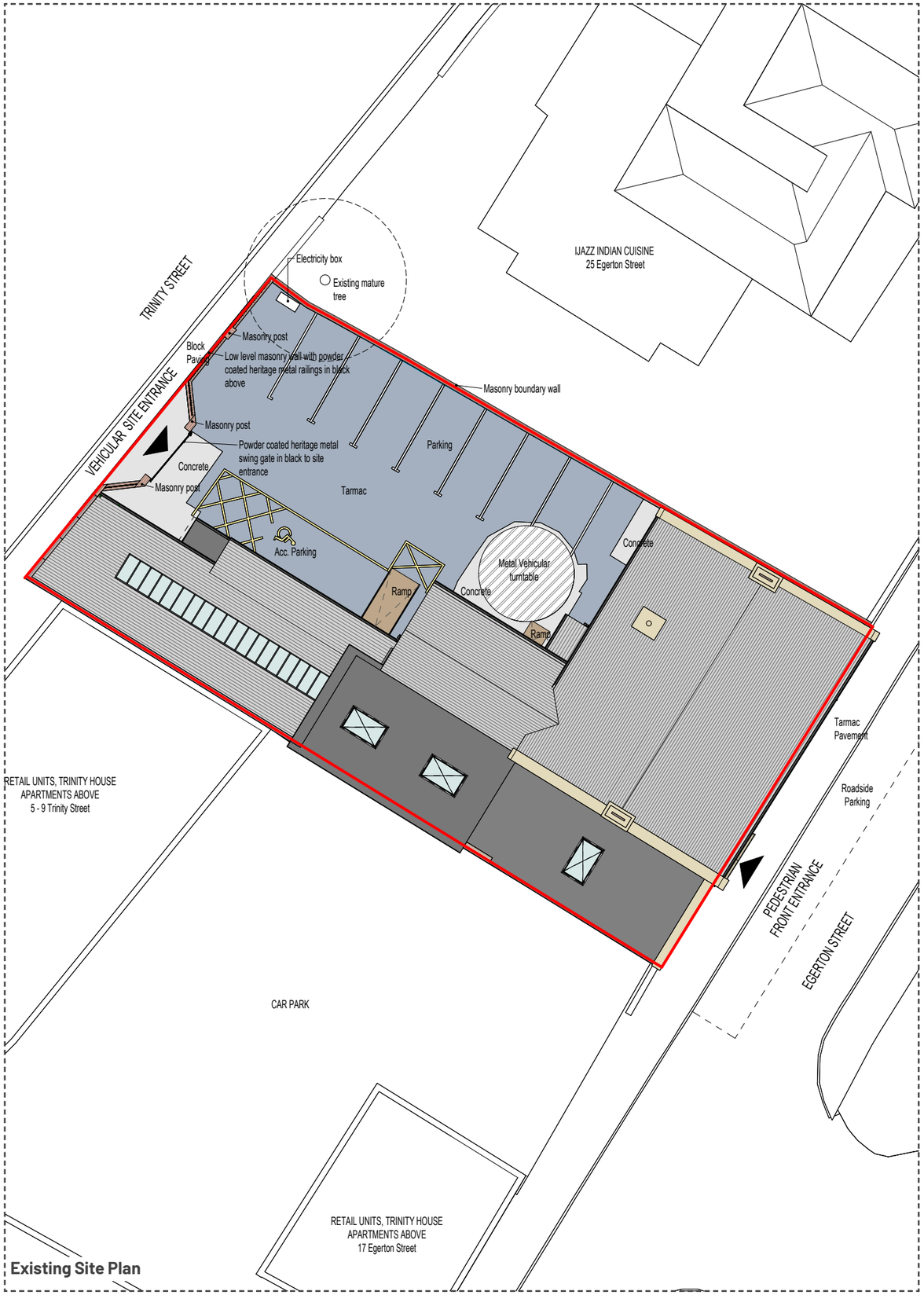
Ty AVOW is within close proximity to the following public transportation hubs:

- **Wrexham General Train Station** is the main train station in Wrexham, located a 10-minute walk from AVOW to the north-west. It is served by regular trains from Chester, Shrewsbury, and other regional locations.
- **Wrexham Central Train Station** is located within Island Green and is a smaller station located a 10-minute walk. This station is mainly served by local trains.
- **Wrexham Bus Station** is located immediately behind the AVOW building. It is well-connected by local bus services from surrounding towns and villages.

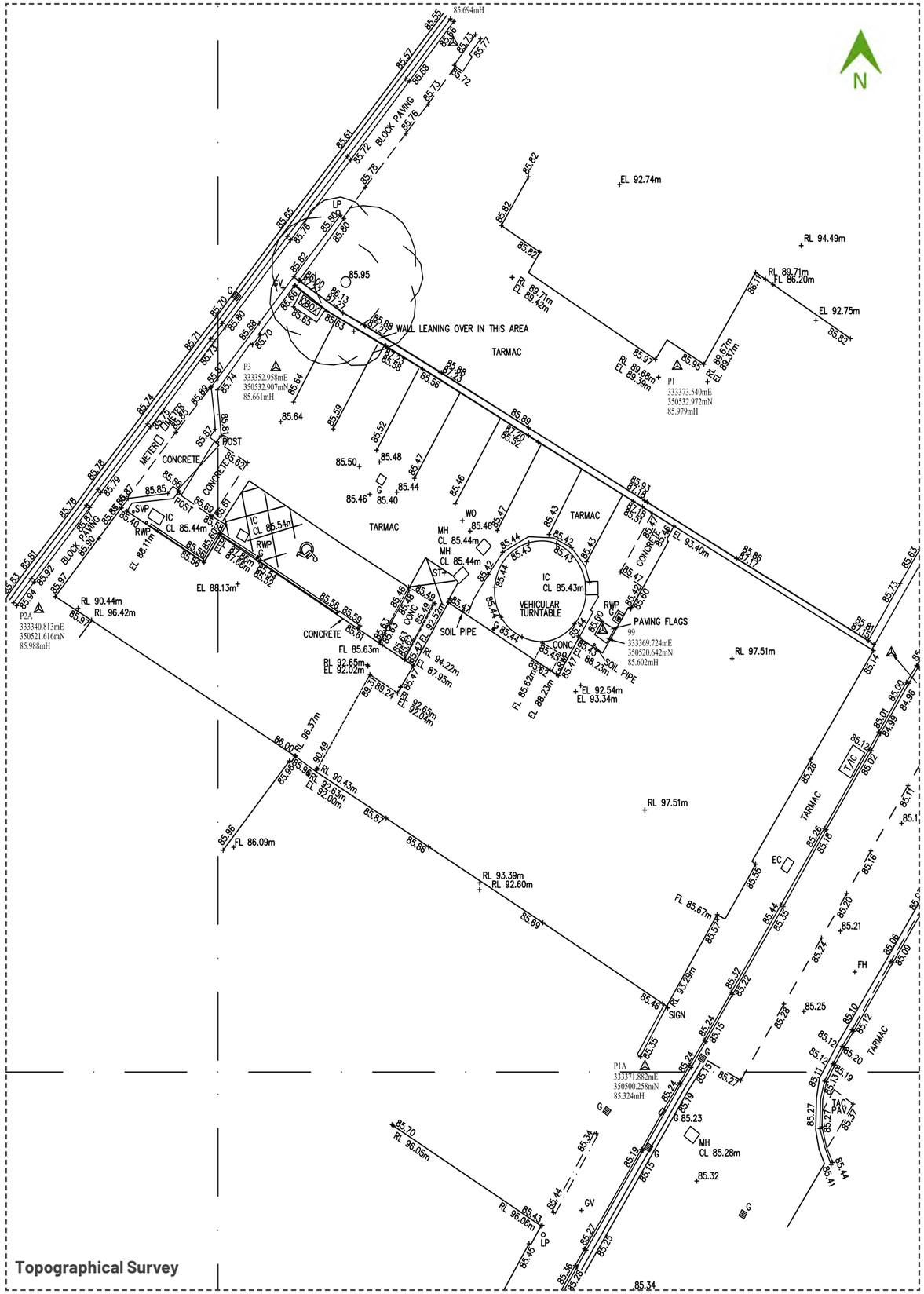
Aerial views of site in context (below).
Site denoted in red







Existing Site Plan



Topographical Survey

3.2 Site Context & Character

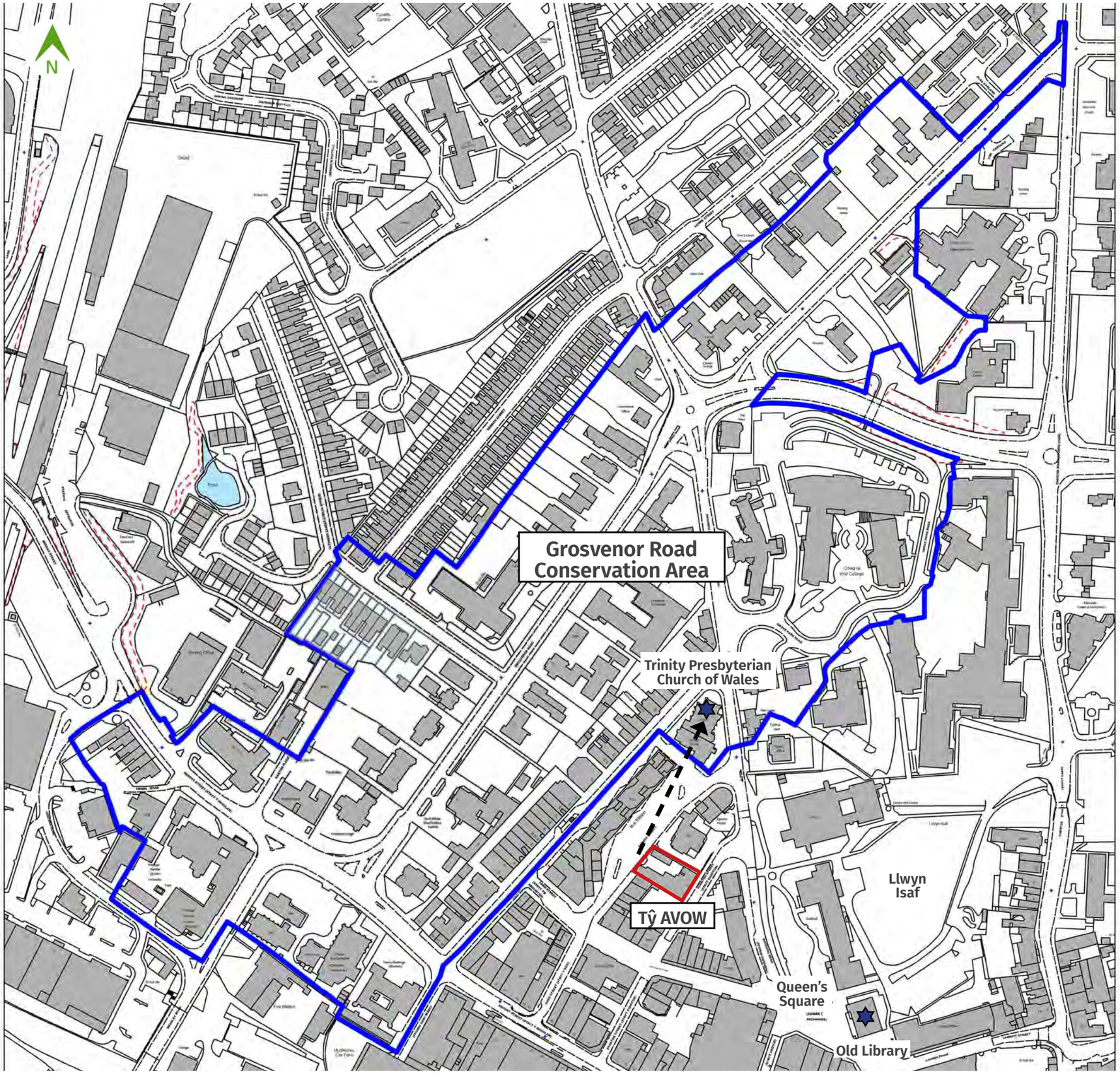
AVOW sits south of the Grosvenor Road Conservation Area, and is surrounded by a mixture of office, retail, council and apartment properties.

It formerly served as the headquarters of Dee Valley Water, a company that was later acquired and integrated into Hafren Dyfrdwy. Hafren Dyfrdwy is a water and wastewater provider operating across parts of Wales and England, with its origins in the Dee Valley.

The grade II Listed Trinity Presbyterian Church of Wales designed in the Gothic style is approximately a 2 minute walk from the site, which can be seen from the rear entrance on Trinity Street.

The grade II Listed Old Library is approximately a 3 minute walk from the site however there is no direct visual link from AVOW. This is located in Queens Square which houses various events the area plays host to across the year, including seasonal markets, cultural festivals, music events and other community activities.

To the east of the site is the open park area of Llwyn Isaf, which offers an important green space within the centre of Wrexham. With an expansive lawn, mature trees and flower beds offering a peaceful contrast to the more urban bus station area.



The site is located within a medium density mixed-use environment, a dynamic urban district where residential, commercial, and public spaces interact.

The Egerton and Trinity Street area features a mixture of architectural styles reflecting the town's history and growth over the centuries. There is a blend of traditional Victorian, Edwardian, and early 20th-century buildings, with some more modern structures added over time.

Much of the architecture in this area dates back to the late 19th and early 20th centuries, a time when Wrexham was expanding as an industrial town. The buildings from this era consist of the following characteristics, brickwork, large windows, ornate detailing such as decorative elements like stone lintels, decorative cornices, parapets, or cast-iron railings and symmetrical proportions.

In terms of surrounding buildings, Ty AVOW is bordered by:

25 Egerton Street - iJazz Indian Cuisine was once a pub known as The Egerton. The building has a strong resemblance to a detached house, likely dating from the early to mid-20th century, as reflected in its 2 storey proportions, window designs, and hipped roofline. The exterior is painted in a muted grey, with contrasting light brown trim around the windows and roofline.

Halkyn House 21 Rhosddu Road - situated on a prominent corner of Rhosddu Road and Egerton Street the 4 storey brick-built building features a straightforward, rectangular form with clean lines and a lack of decoration, characteristic of modernist principles. It occupies the Armed Forces Careers Office.

Trinity House - This 3 storey former office building is a brick-built commercial block, featuring large windows typical of modern commercial architecture. It occupies a prominent position on Trinity Street, Lord Street and Egerton Street with retail units on the ground floor and apartments above.

Wrexham Bus Station - Originally built in the late 1960s, it was redeveloped in two halves in December 2003. The station is a contemporary design with a number of small shops, including a newsagent and a cafe. One of the key architectural features is its curved roof structure.

The station is a key part of the Wrexham Gateway project, which aims to transform the area around Wrexham General Station into a transport hub.



View of AVOW, IJazz and the Armed Forces Careers Office from Egerton Street



View of AVOW and the rear of Natwest Bank and car park from Egerton Street



Rear view of AVOW, Trinity House and the Bus Station from Trinity Street

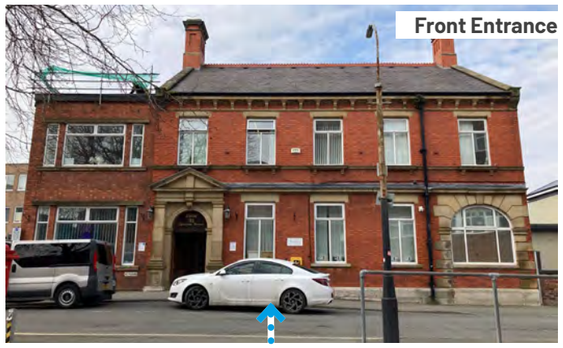


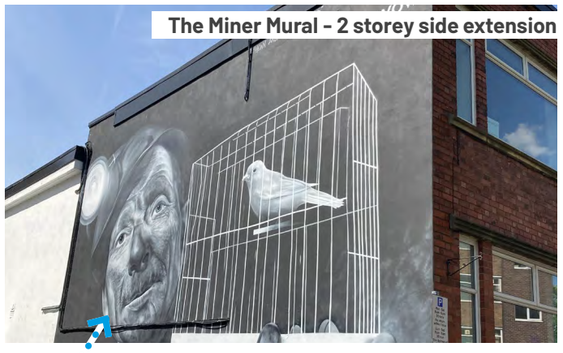
View of AVOW's rear boundary wall, the Bus Station and Trinity House.

04 Existing Building

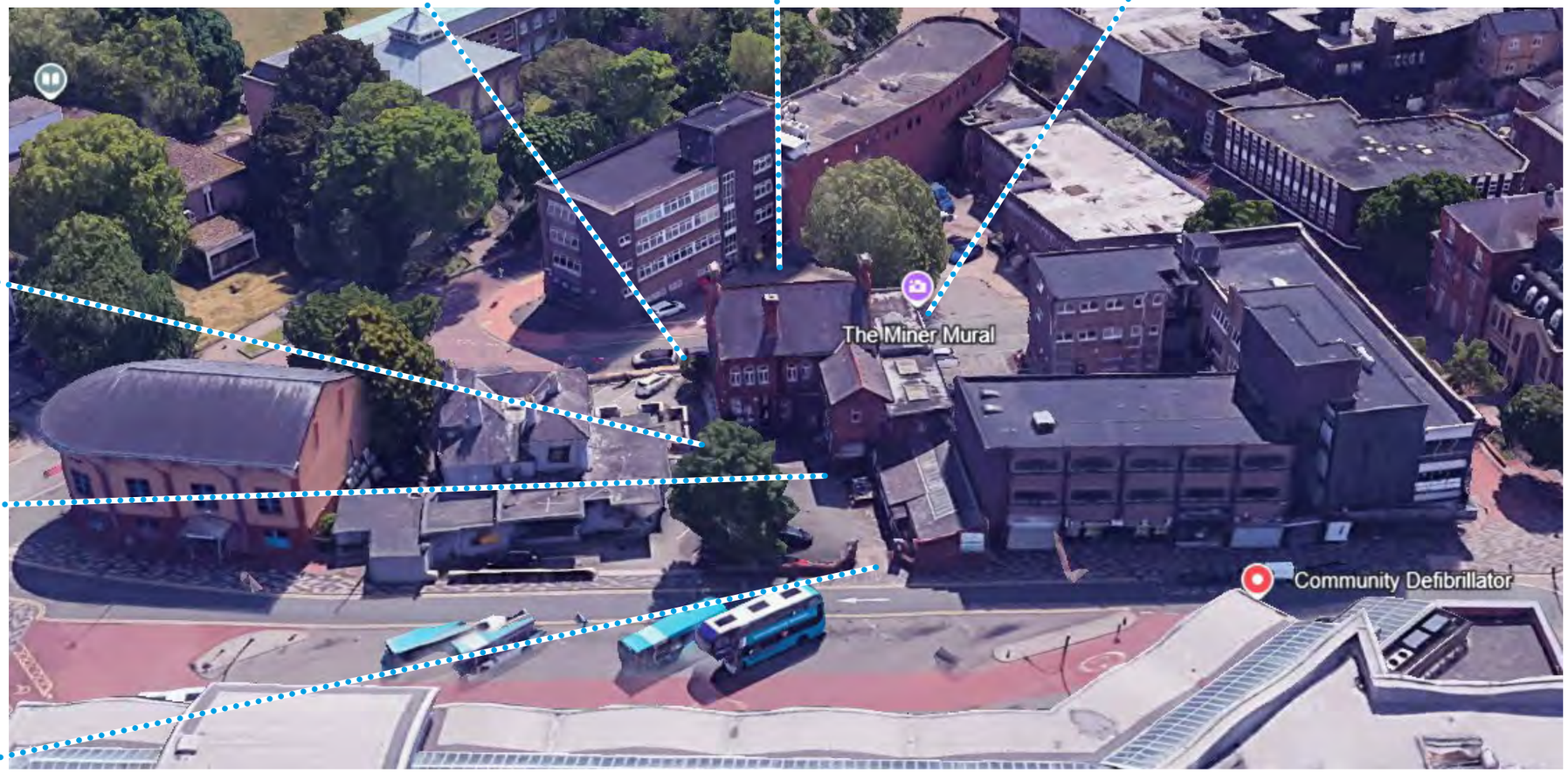
4.1 Existing Building


Egerton Street Approach

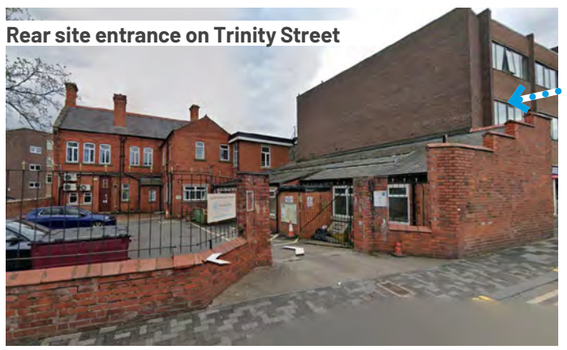

Front Entrance


The Miner Mural – 2 storey side extension


Original building fabric




Single storey extension to rear


Rear site entrance on Trinity Street

The building originates from the 1890s, with a foundation stone laid by the Wrexham Waterworks Company in the entrance foyer, dated April 14, 1891.

21 Egerton Street is a two-storey commercial building with a small basement formerly used as the boiler room, has been extended with a two-storey side extension and a single-storey rear extension to offer more office and facility space.

The building features traditional masonry, with pitched slated roofs covering the main structure, an asphalt flat roof on the side extension, and a lean-to roof on the single-storey rear extension. Recently, all windows were upgraded to uPVC. The exterior features a mix of red brickwork, dressed ashlar stonework, and render, with timber doors throughout, and an aluminium-powered sliding door providing access to the rear yard.

Internal partitions are of solid, plasterboard or demountable construction. Floors are of solid and timber construction, and variously covered with fitted carpet, vinyl tiles and modern vinyls.

Popular local artist Liam Stokes-Massey has been tasked with a project which looks to celebrate the city's culture and heritage. New murals will be painted across the city, to add to the ones currently in place at the Turf, Fat Boar and on Crispin Lane.

In 2024 the 'Miner's Mural' was created to the rendered south west elevation. The intricate mural features a miner alongside a caged dove, serving as both a tribute to Wrexham's rich mining heritage and a memorial to the Gresford Mining Disaster, where 266 men tragically lost their lives in one of the town's most devastating events.



Existing 3D View _Trinity Street side

Existing external materials include:

- Pitched slated roofs.
- Felt flat roofs.
- Combination of cast iron and uPVC rainwater goods in black.
- Polycarbonate domed rooflights to flat roofs
- A ribbon of Georgian wired glazed rooflights with lead flashing to lean to roof.
- Traditional red masonry construction, white render to south west elevation.
- uPVC windows in white.
- Decorative sandstone dressings, cills and lintels.
- Sandstone copings
- Decorative sandstone cornice with lead flashings.
- External doors are generally timber.
- Aluminium framed sliding rear entrance door.
- Low level masonry wall with powder coated heritage metal railings in black above
- Powder coated heritage metal swing gate in black to site entrance.
- A combination of tarmac and concrete hardstanding externally.
- Metal vehicular turntable.



Existing South East Elevation



Existing North East Elevation



Existing North West Elevation



Existing South West Elevation

4.2 Existing Building Condition

As outlined in the condition survey report dated September 2024 the condition of the external fabric is as follows;

Roof
Pitched roofs are generally in fair condition with minor slipped slates and no active leaks. The single-storey lean-to roof is in poor condition, particularly around rooflights, with ongoing water ingress. Chimneys are in reasonable condition but show weathering and spalling; further inspection is required. Rainwater goods need cleaning and several loose fixings repaired.

External Walls
Repairs required to masonry, including repointing and spalled brickwork. The rendered south elevation is in poor condition with cracking and spalling, contributing to internal damp.

Windows and Doors
uPVC windows are generally fair but require servicing; some stone lintels and cills are damaged. External doors are deteriorating: the main entrance needs adjustment, the aluminium sliding door requires sealing, and the rear timber door is to be replaced. A new fire escape door is proposed to Office 9.

Ceilings
Severe water damage to first-floor stairwell ceiling near WCs, with reported active leaks during heavy rain. Likely failure of internal rainwater pipes above.

Internal Walls
Damp and water penetration to south-facing office and store walls at low level. Water ingress also evident within the single-storey extension at high level, with peeling finishes and damage around the sliding door.

Doors
Most fire doors do not meet current standards and require replacement. Fire door and glazing strategy to be reviewed in line with room use.

Highlights of the report are demonstrated on the adjacent images. See full condition survey for more details.



Severe water staining and damage to first floor stairwell ceiling, near WCs.



Excessive water ingress to areas around the sliding door opening. With damage to plaster and paint with discolouration from water.



A review of glazing to doors is required to ensure the glass is to a safety standard.



There are several lead tingle repairs to the slates with several more slated broken/slipped. There is large amount of moss growth to the surface. There is evidence of water penetration to the single storey extension internally. A couple of rooflights have shown signs of slipping with a cracked pane.



The felt roof is in poor condition and section of the felt has come away. Several cables run along and around the roof which are loosely clipped in position. There is a large amount of vegetation growth and debris on the roof. The timber fascias and bargeboards are in poor condition.



Some previous issues which will likely need resolving include, upgrading of main supply items, securing loose cables in switch room. Remove obsolete equipment from switch room.



Brickwork is showing signs of water ingress internally with plaster deteriorating. The lintels require repairs and areas of repointing which are also leading to possible water ingress. The surround of the door is in poor condition with gaps around the door, and water ingress is evident.



The boundary wall to the north side with restaurant is in a poor condition and a section around a semi-mature sycamore maple tree the wall is leaning substantially and likely requires rebuild.



Since completion of the condition survey, works have been carried out to the flat roof extension which included;

- Overlaying existing with a new insulated waterproofing system. New upstands and flashings formed throughout and replacement of ancillaries.
- Replacement of the existing glazed lantern rooflights with new polycarbonate domed rooflights.