Proposed Elevations



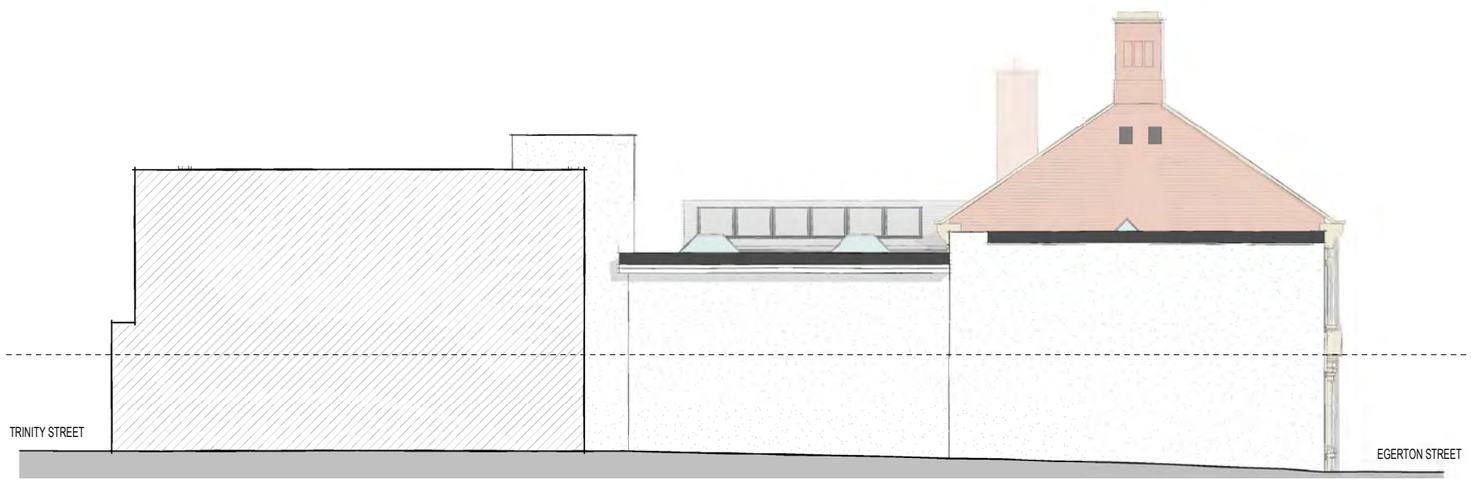
Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation

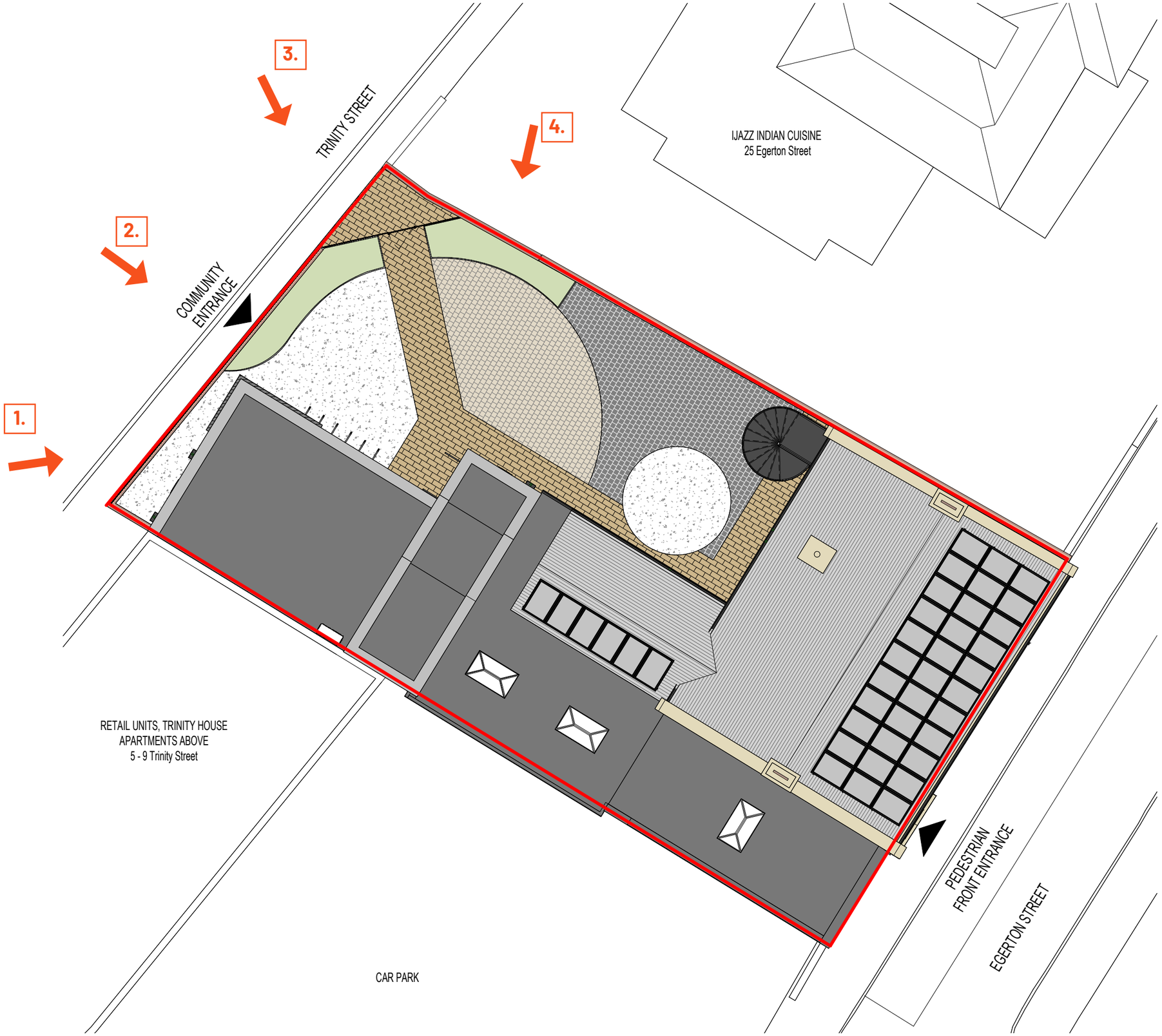


Proposed South West Elevation

5.5 Landscaping

The development also seeks to respect and improve the current quality of the existing site by replacing the tarmac car park with a new pedestrianised courtyard comprised of;

- Resurfaced hard landscaping with permeable paving and gravel finishes.
- Planting beds for future planting.
- Aligning the proposed extension with the adjacent retail/ residential block provides space for additional garden space to the front of the new extension.
- Replacement of the existing low level masonry boundary walls, railings and gate, to provide a more welcoming yet secure site entrance point.
- The existing turntable is to be removed and the aperture resurfaced with gravel. This will become a focal feature of the garden.
- 6no. new cycle hoops located near the community entrance point to encourage sustainable transport methods.



Proposed Site Plan



Proposed 3D View _Trinity Street side

5.6 Materiality

The proposed extension will match the character of the existing, using a similar material and colour palette to ensure the new scheme blends seamlessly with the original building. The proposed material palette will therefore consist of:

- Derbigum bituminous membrane to the new flat roof extension and existing flat roofs.
- New aluminium framed double glazed roof lanterns.
- Powder-coated curtain walling system in grey
- Powder-coated aluminium framed double glazed windows and doors in grey
- Powder-coated aluminium rainwater goods, fascias and soffits to match existing.
- Vertical tongue and groove timber cladding.
- Horizontal timber cladding window surround.
- Blue Engineering grade brick below dpc for 4 courses.
- Polymer-silicate Render with smooth finish, in white.

















5.7 Sustainability

In light of Wrexham Council's target of becoming net zero carbon by 2030. The intent of the new design is to deliver an extension that is net zero carbon, within the limits of the project scope and available budget.

At this stage in the project the project team have developed the following key principles which will be driven through delivery of the project:

Active Measures to Minimise Energy Consumption

- Incorporate natural ventilation.
- Incorporate energy efficient lighting.
- Upgrade existing heating and power system to a Building Management System.



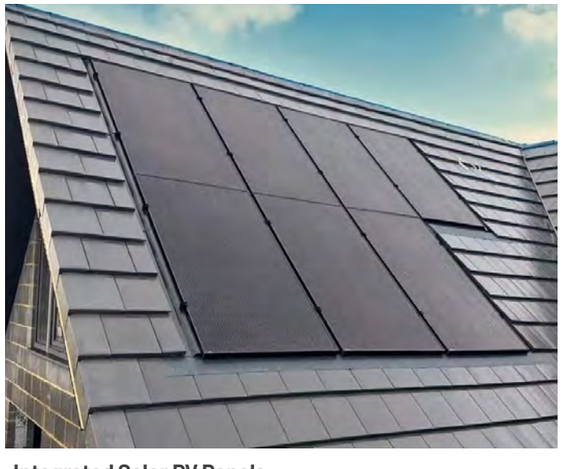
Air source Heat Pumps

Renewable Energy Sources

- Integrated solar PV panels are proposed to be installed on the existing south pitched facing roofs.
- An air source heat pump is proposed to serve the community hub extension and will be located on the roof of the new extension.

Passive Design

- Maximise insulation to solid walls, floors, and roofs to minimise both heating and cooling requirements.
- Using thermally efficient windows and doors to create high thermal efficiency, airtightness and reduce heat loss.



Integrated Solar PV Panels

Materials

- Local materials / low embodied energy. We would aim to use materials that are as local as possible and to select materials with low embodied energy contents wherever possible.
- Responsible sourcing of materials. We will avoid using irresponsibility sourced materials or materials which create large amounts of waste.

06 Other Considerations

6.1 Ecology

Preliminary Ecological Survey

The survey found that the site was negligible for bats, there didn't appear to be anywhere the bats could access the building and there were very limited external features that bats could roost in. Therefore, no further surveys are required and a licence is not needed for the proposed works. There is the possibility that gulls could use the flat roof for nesting so if they are present when the works commence they will need to be postponed in this area until the chicks have fledged.

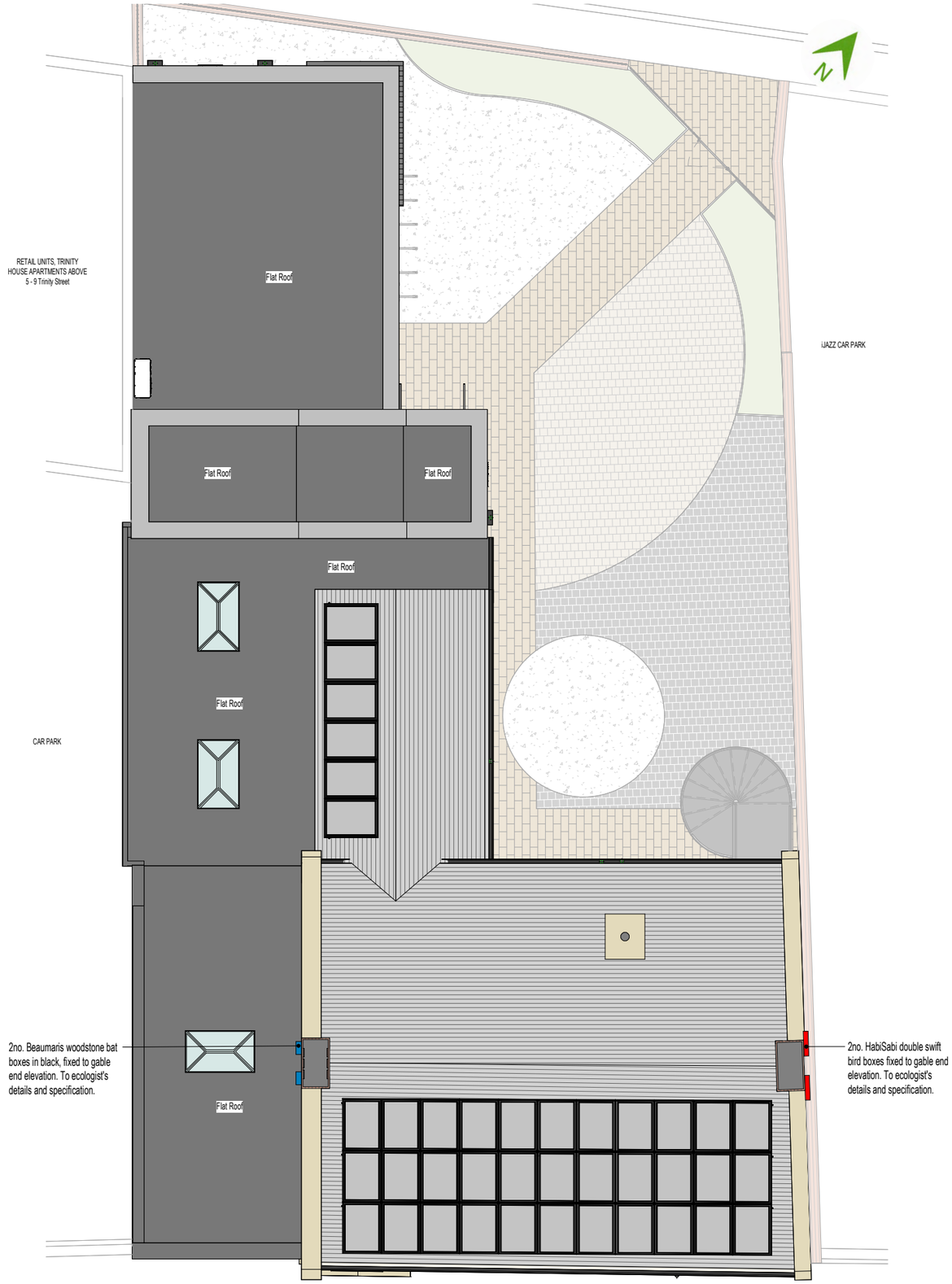
Enfys Ecology recommend some enhancements – these will include:

- 2no. bat boxes on on a southerly elevation, mounted at least 3m high.
- 2no. Habisabi double swift boxes, mounted at least 5m high on the northern or eastern elevation as there are swift records within 50m.

Please refer to Proposed Biodiversity Enhancements drawing *'AES-LAW-X-X-DR-A-900101'*

Please refer to Enfys Ecology report;

'EE.5239.25.LP AVOW Building PRA Enhancement Plan and GI Statement'



Biodiversity Enhancements Plan

Enfys Ecology's recommended specification for bird and bat boxes

Examples of suitable bat boxes for summer roosting



Beaumaris Box



Vivara Multi-Chambered Bat Box



2F Schwegler Bat Box

Example of HabiSabi double swift box



6.2 Green Infrastructure

Green Infrastructure Statement

As highlighted in Enfys Ecology's Green Infrastructure Statement, the scheme has been designed taking a step-wise approach to impacts on habitats and species, and ecological enhancement will be provided through the erection of bat and bird boxes, that will be maintained in the long term by the site owners.

The table opposite summarises how the proposed works at AVOW building, Wrexham has adopted these step-wise principles and details the Green Infrastructure contribution of the proposed scheme. The Green Infrastructure contribution proposed is considered to be proportionate to the proposed development.

Please refer to Enfys Ecology report;

'EE.5239.25.LP AVOW Building PRA Enhancement Plan and GI Statement'

Step-Wise Stages	Summary of Project Proposals
Avoidance	• The proposed works are essential to enhance the environmental sustainability, functionality, and user wellbeing of the community building. The existing extension is in poor condition, particularly the roof, which compromises both structural integrity and energy efficiency. Its removal and replacement with a modern glass conservatory will significantly improve thermal performance through passive solar gain and increased natural lighting. This not only reduces reliance on artificial heating and lighting — supporting energy efficiency — but also enhances occupant wellbeing by providing a brighter, more uplifting and naturally lit space. • In addition, the replacement of aging soffits and drainpipes across the building is necessary to ensure effective rainwater management, preventing water damage and improving climate resilience. These works form a vital part of a green infrastructure approach, contributing to a healthier, more sustainable, and community-focused environment. • No bats or evidence of bats or birds were seen during the surveys and the building will be retained after the works. There is no existing vegetation within the site, being a commercial building within Wrexham city centre and surrounded by hard standing. • There will be no loss of species or habitats as a result of the works.
Mitigation	*Destructive Works* • Mitigation measures with regards to bats and birds have been detailed in Section 6 of Enfys Ecology's report. This includes steps to take if a bat is found during the works and also the requirement to undertake nesting bird checks prior to works, if carried out during the nesting bird season. • Lighting • Guidance with regards to lighting and bats has been given in Section 6.2 of Enfys Ecology's report. This will limit disturbance to bats by potential increased lighting.
Compensation	• Compensation is not required as there will be no loss of species or habitat as part of the proposed works.
Enhancement	• The site will be enhanced for bats, birds and other species. • At least two bat boxes are to be erected on the building • Two multicavity swift boxes will be installed on the building

6.3 Drainage

An existing drainage CCTV inspection survey was recently undertaken by MetroRod and reviewed by JP Structural to develop existing and proposed drainage information for the scheme. Both the CCTV drainage report and the existing and proposed drainage information has been included within the application to support the scheme, but a summary of the works are included below:

SuDS and SAB Application Requirement
The overall scheme is fundamentally a refurbishment, with the inclusion of a extension to the rear of approximately GIFA 175m^2. Therefore SAB approval is required, this is to be submitted in tandem to this planning application.

Permeable paving is proposed within the new garden to provide attenuation and interception of surface water runoff for small rainfall events. For minor storms, it is anticipated that the permeable surfaces will capture and store the initial rainfall (typically up to the first 5mm), thereby reducing immediate discharge to the drainage system.

Existing Drainage
Existing surface water and foul drains serving the existing building all fall to an existing combined drainage system on Egerton Street – please refer to existing drainage drawing for further details.

Proposed Drainage
All existing surface water downpipes stack locations will be retained. Two additional surface water downpipes are proposed to the rear of the building to serve the new community extension. A further two surface water downpipes are proposed on the north-east elevation to serve the new stair core extension and the existing flat roof. Please refer to the proposed drainage drawing for further details.

New WCs and kitchen facilities will discharge to a new internal soil stack, which will connect to an existing foul drain and onward to the existing combined sewer on Egerton Street.

Please refer to JPS drawings for full drainage proposals.
49013-JPS-XX-DR-C-0601-Existing Drainage
49013-JPS-XX-DR-C-0602-Proposed Drainage

6.5 Community Consultation

Engagement Strategy and Activity to Date

AVOW has well-established, trusted relationships across Wrexham County Borough and plays a central convening role within the local third sector. Engagement is embedded within AVOW's day-to-day operations and informs both strategic development and service delivery.

Engagement undertaken to date includes:
• 189 Third Sector member organisations, representing a broad range of community, voluntary and faith groups operating within Wrexham town and surrounding communities

• Town and Community Councils across Wrexham County Borough

• Wrexham City Board (now Pride in Place), contributing to place-based regeneration discussions

• Wrexham Community and Cultural Trust

• Wrexham County Borough Council, including officers working across regeneration, community development and wellbeing

• Regional County Voluntary Councils through Third Sector Support Wales

• Health and Wellbeing practitioners, supporting integrated and preventative approaches

• Service users and local citizens, ensuring lived experience informs priorities and delivery

This engagement has shaped the identification of local need, strengthened partnership working, and ensured alignment with wider regeneration and community wellbeing priorities for Wrexham town centre.

Engagement methods

AVOW uses a mixed-method approach to ensure engagement is inclusive, accessible and continuous.

Methods include:
• Face-to-face meetings with partners, stakeholders and community representatives

• Annual General Meetings, providing accountability and strategic dialogue with members

• Thematic and locality-based network meetings, including Wrexham and Flintshire/Wrexham networks

• Regular email communications and newsletters to disseminate information and gather feedback

• Press releases and media engagement to reach wider audiences

• Targeted social media campaigns to engage residents and groups of interest

• Digital and in-person surveys and consultations to capture community voice and evidence need

This approach ensures that the project is co-produced with the third sector and local communities, responsive to emerging needs, and aligned with wider town regeneration objectives.

06 Conclusion

This Design and Access Statement, scheme drawings and supporting documents demonstrate how the design of the new extension will improve the condition of 21 Egerton Street as well as providing a brand-new facility for community events.

The refurbishment of 21 Egerton Street into a new community facility represents a thoughtful and well-considered approach to revitalising the existing building while adapting it for contemporary use. The design strategy carefully balances the upgrade of the building's fabric with the introduction of modern interventions that meet current accessibility, sustainability, and functional standards.

The project focuses on improving the performance and usability of the existing building. At the same time, the introduction of a modern glass extension, with its sleek steel structure and high-performance materials, provides a distinct yet complementary addition that enhances the building's functionality and ensures its long-term viability.

The integration of improved thermal performance and energy efficiency demonstrates a strong commitment to creating a building that is both operationally effective and environmentally responsible. These enhancements, together with carefully considered accessibility improvements, ensure that AVOW can continue to serve the community in a more inclusive and sustainable manner.

Overall, the project delivers a successful blend of refurbishment and new development, creating a flexible and future proof facility. The new community extension will provide a vibrant centre for activity in Wrexham, fostering community engagement within a modern, welcoming, and adaptable space.