Design and Access Statement

Change of Use
56 Pen Y Bryn
Wrexham
LL13 7HY

Planning Ref: PP-15037020
Our Ref: 26/2718

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Introduction

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance "Design and Access Statements— How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Use

The ground floor of the property is currently retail, with the upper floors used for storage.

Description and Location of the Site

The building is located within Wrexham, to the Southwest of the town centre.

Design

The Principle of Development

Amended proposals for the shopfront are submitted to allow disable access to the retail unit as due to levels the approved design would require a stepped entry.

Internal alterations only to Flat 2 will provide facilities in line with an identified need in the area.

Appearance

The appearance will remain unchanged from the existing with the existing features retained.

Environmental Sustainability

The proposals will be constructed mainly from local materials. The design is to provide a reasonably thermal efficient structure by utilising a tiled roof structure

Layout

The overall layout of the frontage remains un-changed, with the addition of an entrance door to the flats above.

Scale

The scale of the proposals are in keeping with the existing building.

Accessibility

Vehicular and pedestrian access is unchanged by this application.

Landscaping

The existing landscaping is to be retained and enhanced as recommended in the "Ecological Appraisal".

Foul & Storm Drainage

Storm drainage is to discharge to mains sewers.

Vehicular Access & Parking

A parking space is to be provided for each apartment, with 3 spaces retained for the retail unit.

Personnel Access

As the site is level, vehicular and pedestrian access is good.

Waste

There are no waste storage requirements with this application.

Conclusion

The property was subject to planning permission (ref: P/2015/0163) approved 05/05/2015, for change of use of the upper floors to residential, this application is for a similar scheme.

As the principle of development has previously been considered acceptable, then this application should be considered on a similar basis and recommended for approval.