Design & Access Statement

Proposed Material Change of Use No. 1 Harwd Road, Brymbo, Wrexham



Proposed



Existing

1. Introduction

This statement supports a full planning application for a material change of use from a single C3 dwellinghouse to two self-contained C3 dwellings. The existing property, purchased in 2026, had previously operated as a house in multiple occupation (HMO) with four bedrooms. It is currently in poor condition and requires substantial renovation.

The proposal seeks to subdivide the building internally to create two independent residential units. As the existing building already accommodates four bedrooms, the overall occupancy level will not increase.

The scheme includes removal of the front boundary wall to enable one off-street parking space, improving highway safety and reducing on-street parking demand. External insulation and smooth render will be applied to enhance thermal performance, with anthracite-grey UPVC windows and a recovered roof incorporating integrated photovoltaic (PV) panels. A new side access will serve Unit 2.

2. Biodiversity and Local Environment

No new structures are proposed; therefore, biodiversity enhancement will be limited to additional planting within the rear garden. The proposal will maintain existing green space and introduce low-maintenance native species to support local ecology.

3. Energy Efficiency and Carbon Reduction

The building will be externally insulated to meet or exceed current Building Regulations standards. Energy efficiency will be improved through integrated solar PV panels, high-performance insulation and glazing, and replacement gas-efficient boilers with potential for future renewable upgrades. These measures will significantly reduce carbon emissions and improve the building's EPC rating.

4. Sustainable Materials

Construction will prioritise locally sourced and sustainable materials, minimising concrete use and embodied carbon. Timber and recycled aggregates will be used where feasible.

5. Waste Management

The proposal includes improved internal and external waste-storage provision, with dedicated recycling facilities in each kitchen and screened external bin storage areas in accordance with Policy DM15 – Waste within Developments.

6. Physical, Social, Economic and Policy Context

The development will have no impact on the strategic settlement hierarchy and is consistent with the residential character of Brymbo. It supports local employment through use of local contractors and suppliers and contributes positively to housing delivery under Policy H3 – Housing Delivery.

7. Natural, Historic and Built Heritage

The property is not listed and lies outside any conservation area. The proposal will preserve and enhance the built environment through improved design quality and energy performance, with no adverse impact on heritage assets.

8. Development and Transport

The site is located within 1 mile of Brymbo village centre and benefits from good public transport and road links to Wrexham. The proposed off-street parking space and retained on-street capacity ensure compliance with Policy DM13 – Design and Resources and local parking standards.



9. Movement to, from and within the Development

Access arrangements will remain largely unchanged. The new side entrance provides safe, independent access to Unit 2. The front parking space improves vehicular access and turning. Pedestrian movement is unaffected, and the proposal will not impact neighbouring access routes.

10. Character and Appearance

Scale: The overall scale and massing of the dwelling remain unchanged.

Layout: Internal reconfiguration creates two functional dwellings, each with appropriate living space, private amenity, and refuse storage. The subdivision reduces occupancy intensity and improves usability.

Appearance: The external appearance will be upgraded with a smooth white render, anthracite-grey fenestration, and integrated PV slate roofing. These enhancements unify the façade and improve visual coherence within the street scene.

Landscaping: Limited landscaping opportunities exist; however, planted borders and small trees/shrubs will be introduced to soften the boundaries and enhance biodiversity.

11. Policy Compliance

The proposal accords with the following Wrexham Local Development Plan policies and national guidance:

- DM1 – Planning Obligations
- H3 – Housing Delivery
- DM13 – Design and Resources
- DM15 – Waste within Developments
- RE1 – Sustainable Energy
- TAN 12 – Design
- Planning for Sustainable Buildings Practice Guidance

The scheme demonstrates sustainable design principles through improved energy efficiency, inclusive access, and responsible material selection.

12. Community Safety

The site benefits from natural surveillance from neighbouring dwellings along Hard Road. All new doors and windows will meet Secure by Design standards, improving security and resilience.

13. Accessibility

The proposal enhances accessibility by providing ambulant disabled access via wider doors and level thresholds, creating an open-plan ground-floor layout with a bedroom and ensuite, and allowing future installation of a domestic lift if required. These measures align with TAN 12 – Inclusive Design and ensure adaptability for future occupants.

14. Conclusion

The proposed material change of use represents a sustainable, well-considered redevelopment of a neglected property. It delivers two high-quality dwellings that improve energy performance and visual appearance, provide modest off-street parking, support local housing need, and comply with Wrexham County Borough Council's planning policies and national design guidance. The scheme constitutes appropriate, sustainable development within the existing residential context of Brymbo.

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