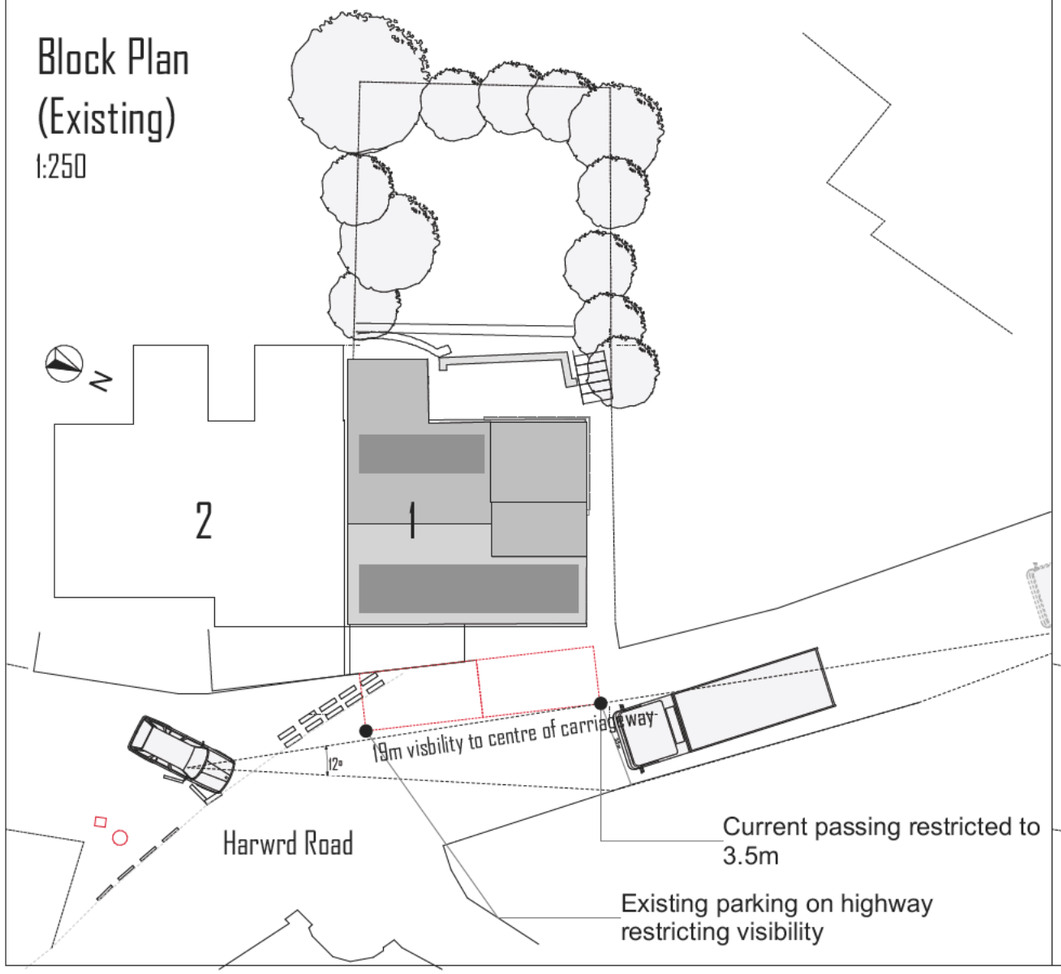
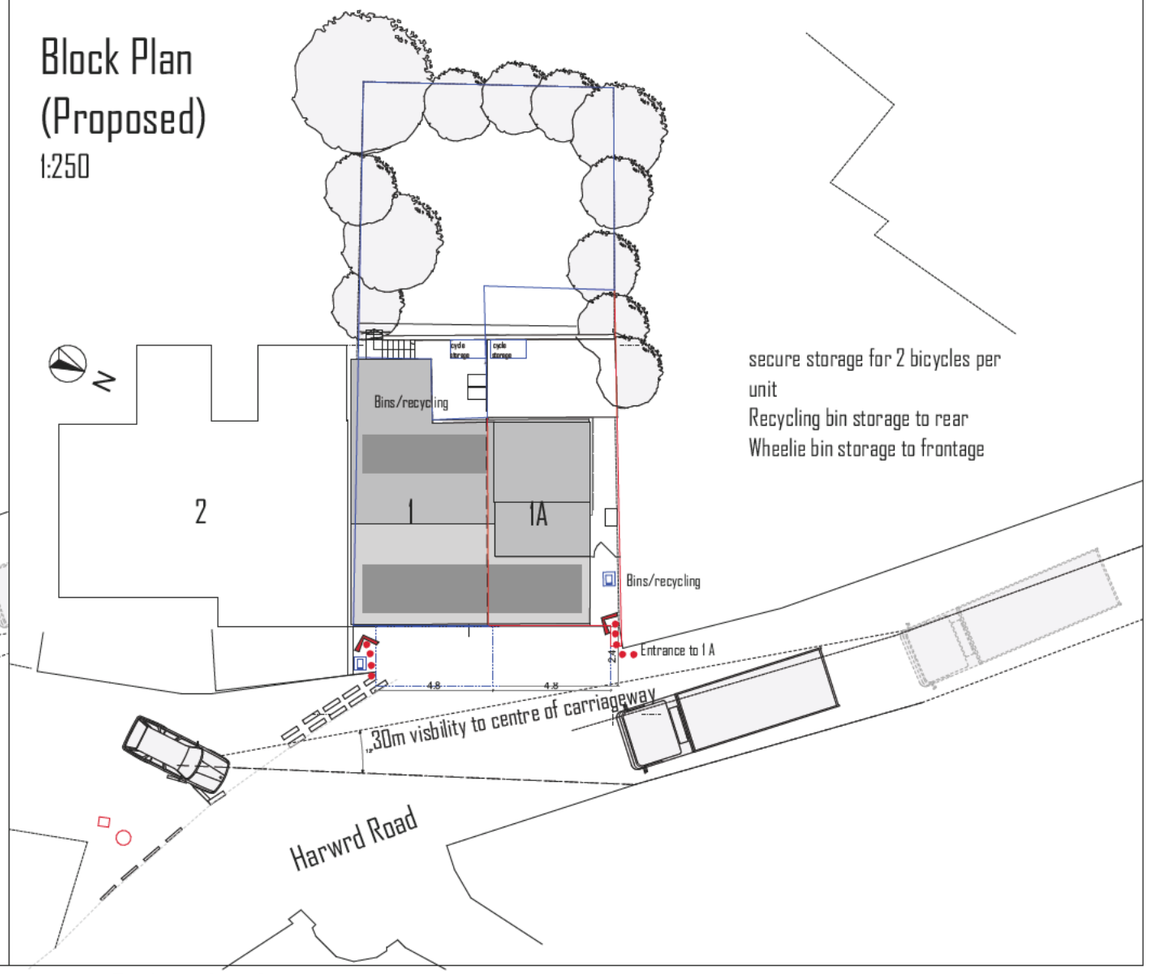
Block Plan (Existing)
1:250



Block Plan (Proposed)
1:250



secure storage for 2 bicycles per unit
Recycling bin storage to rear
Wheelie bin storage to frontage

[redacted]





Parking Justification:

The existing building comprises four separate HMO units, each operating as an individual high intensity residential use. HMOs typically generate elevated parking demand due to multiple unrelated adults, higher car ownership rates, and increased daily movements.

The proposal converts the building into two C3 semi-detached 2 bed dwellinghouses, a materially lower-intensity use. Under adopted Welsh parking standards (CSS Wales; Wrexham LPG16), a 2 bed C3 dwelling requires one parking space per unit.

The change of use therefore results in a substantial reduction in parking demand, vehicle numbers, and associated on street pressure. The proposal improves local amenity and aligns with adopted parking policies.

Proposed Material Change of Use into two Dwellings -No 1 Harwrd Road Brymbo Wrexham.

Frederick Carter Architectural Services
01686 805756
fred@fredcarter.co.uk
CIAT

Drawing Scale 1:250

DWG No AC/147/2026/01

Revision