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Architectural Design

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HERITAGE IMPACT & DESIGN ACCESS STATEMENT
for proposed works at:
14 Well Street, Cefn Mawr, Wrexham LL14 3AE

Architectural Design

Proposed Development: Conversion of three lower-ground partial basements into studio flats
Site Address: 14 Well Street, Cefn Mawr, Wrexham, LL14 3AE
Planning Authority: Wrexham County Borough Council
Heritage Status: Situated within the Cefn Mawr Conservation Area and the Buffer Zone of the Pontcysyllte Aqueduct and Canal UNESCO World Heritage Site.

Background, History & Description of the Building

The building (No. 14) was built circa. 1821 and it forms part of an important group of commercial buildings on Well Street.
The exterior is brick with terracotta detailing to the eaves, Welsh slate roof over four storeys (including basements), 4 windows to frontage at first & second floor.The upper windows are 2-over-2 pane sashes with stone cills & heads to first floor and 3-over-3 pane sashes with stone cills & heads to second floor. The two second floor dormers feature ornate fascias in timber and an inserted shop fronatge to the ground floor.
Units 1 & 2 are formed in the semi-basement areas under 14 Well Street and Unit 3 is formed in the semi-basement to the rear of 20a Well Street which was formerly staff accommodation when it operated as commercial premises.

Introduction

This statement provides written background information which is to be read in conjunction with the drawings which show details of the proposed alterations.
This statement has been prepared by CB Architectural Design to accompany a planning application for this new development at Well Street Cefn Mawr Wrexham.

Accessibility

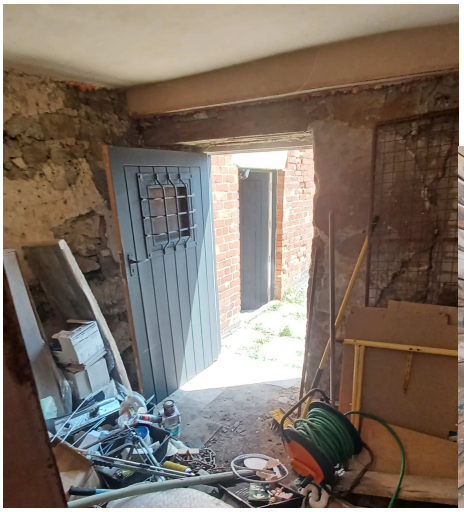
Accessibility is unaltered and the rear entrances provides stepped access to the buildings.
Existing access is retained to the entrances off Well Street to the proposed residential units.
The property is located in Well Street Cefn Mawr village with 4 bus stops nearby on Well Street and within easy walking distance of local amenities such as supermarket, community centre and local shops. Additionally, there is a public car parking provision in close proximity opposite to the site and also within the sites curtilage. Storage space for bicycles etc. and laundry drying are provided to all flats at basement level.

The existing accesses can be seen below;

Units 1 & 2



Unit 2 (Internal)



Unit 3



Benefitting from transport links it is not intended that parking be provided in association with the new residential accommodation.

This level of parking provision is considered justified on the following basis:

The housing units are designed to be economical and without generous space standards. They are not large family homes which might attract multi car owning occupants.

Secure cycle storage is to be provided on site at basement level to support and encourage tenants to use this alternative form of transport.

There are a good range of local shops in the immediate vicinity – most notably a Tesco store on Oxford Road and Pharmacy on Crane Street, both within 100 metres.

Bus services run along Well Street all of which are within short walking distance.

The site is therefore convenient for local shopping, services and amenities and has excellent access to public transport. With the nature of the housing being provided and the provision for bicycles storage we therefore consider that the parking provision is justified.

Approach:

The approach to the new building will offer clear and flat access (1:20) directly in front of the proposed entrances.

Horizontal Circulation:

Sufficient clear widths are provided to door openings with ample clear door opening widths in compliance with Approved Document Part M.

Environmental Sustainability

Whilst the proposals are not detrimental to environmental sustainability, the development and nature of the existing retained premises offer little opportunity to effect any significant improvement. Insulation to the ceiling will be installed to provide both fire resistance & acoustic dampening between the commercial property over and the new flats below and new lighting fittings of improved efficacy will be installed.
Double glazed removable secondary glazing units are proposed to the retained & proposed windows.
New timber slimline conservation sash windows are proposed to the rear of the building and details accompany the application.
Continued use of well-maintained building stock does itself achieve an important degree of sustainability and manages further deterioration.

Energy Efficiency/ Carbon Reduction

The development and extension are to fulfil the current Building Regulation standards. Walls, windows and doors will be detailed to have high insulation & acoustic levels. Low energy light fittings will be used throughout the development, subject to the full design.

Sustainable Materials

The use of materials which have low environmental impact would be subject to detailed design but would be chosen responsibly. Delivery & sourcing of materials would be from local suppliers and by using local labour travelling and mileage would be reduced.

Water

Water Calculations will be submitted to Building Control to satisfy Part G of the approved documents. This would include water saving devices such as taps, baths & toilets etc.

Waste Management
Existing service to be maintained including recycling collection.

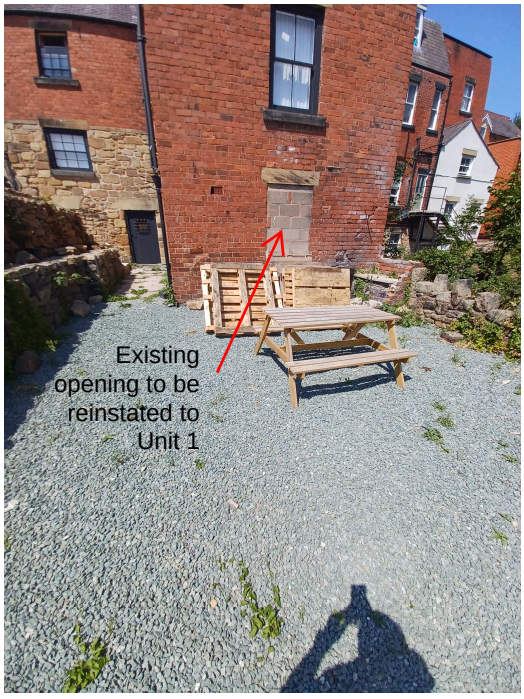
Sustainable Building Standards
National recognised and quality assured standards have been used to demonstrate that environmentally sustainability design solutions (as set out above) have been incorporated into the new development. These include but are not limited to the aforementioned Building Regulations, specifically Part L of the Approved Document.

Description of Proposed Works

The application is for change of use to the 3 basement areas to form 3 No. residential studio apartments.

WINDOWS:
Refer also to drawing 954/A(2)02.

New windows are to be provided in previously blocked up openings. These have been identified as the cills and heads remain as can be seen below;





The windows will be glazed using 2mm or 3mm “horticultural – type glass. Alternatively heated distorted glass may be used to the approval of the C.A. (all to match existing)

WINDOW IRONMONGERY:
Refer also to drawing 954/A(2)02.

WALLS:
Walls appear in good condition with no re-pointing required.

Character And Scale

Non of the proposed works will adversely affect the fabric or appearance of the building. The external aesthetics to Well Street will be retained.

Analysis has informed the design process and as such it is considered that the presented scheme offers development that compliments the character of the surrounding area.

The aim has been to design a development that maintains the character of the existing surroundings.

- *Layout*

The internal layouts have been designed to utilise existing soil water pipes in the main, so as to avoid affecting the existing external fabric of the walls.

- *Appearance*

The aim has been to design a development that is in-keeping with the existing features of the facade whilst not impacting adjoining buildings. Existing blocked up openings are to be reintroduced and where new windows are formed they align and match with existing openings over.

- *Landscaping*

Please refer to drawing 954/L(9)01.

Community Safety

During the design progress, design measures such as layout have been carefully assessed to help to prevent crime.
By its very nature being an urban development it would be subject to potential crime. The site itself is gated to the frontage of Well Street. By developing the site possible areas for vandalism that exist could be reduced.

Social Context

It is considered that the proposed development will offer suitable residential premises with convenient access to all local amenities.
The internal layouts are economic in spatial terms and cost to produce low cost, affordable, housing.

Movement To, From & Within The Development.

Matters relating to accessing the proposed development site, have been dealt with in detail elsewhere in this statement.

Intention of Works

By providing sympathetic windows to the proposed rear of the building it is intended that the works will enhance the conservation area and will increase the thermal efficiency of the proposed dwellings and ensure the building is sustained in use. The proposals will keep in use and maintain an important building in the streetscene whilst creating additional residential accommodation in an otherwise vacant building. There will be no adverse effect on neighbouring properties or amenities and there will be an improvement in safety.
The development provides low-impact housing options within a sustainable district centre, fulfilling local demand without changing the urban footprint.
The application should therefore be supported.
This statement is to be read in conjunction with the submitted drawings forming the application.