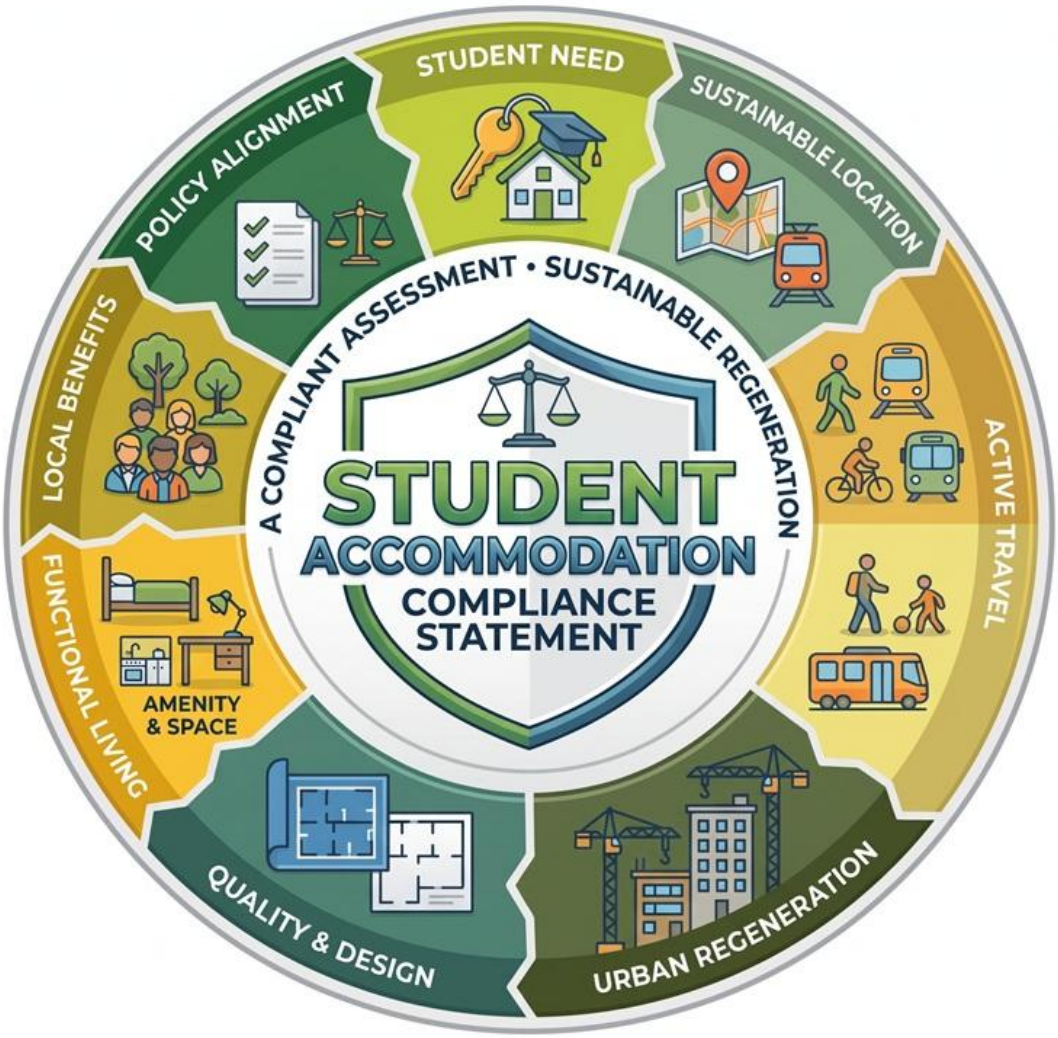
PROPOSED PART CHANGE OF USE
OF THE EXISTING UPPER 1ST, 2ND & 3RD FLOORS FROM OFFICES (USE CLASS B1)
TO 36 x 1 BED 1 PERSON MANAGED STUDENT ACCOMMODATION

Regent House, Regent Street, Wrexham LL11 1PR

Student Accommodation Clarification Statement

07 / 10 / 2026 REV: **-**

Planning Application P/2026/0543



Osborne House

Initiatives Design
Email: initiativesdesign@gmail.com
Tel: +44(0)1606 851904

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48 High Street, Weaverham, Northwich, Cheshire CW8 3HB
www.initiativesdesign.com

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Introduction & Purpose of Statement

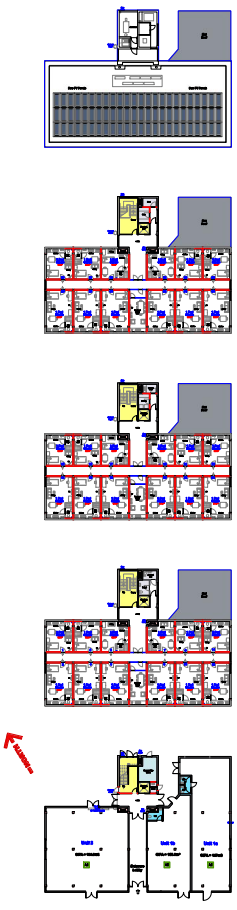
This statement has been prepared on behalf of the applicant Osborne House to clarify the preliminary correspondence and questions from the Local Planning Authority regarding internal space provision, functional layout, storage, and communal facilities.

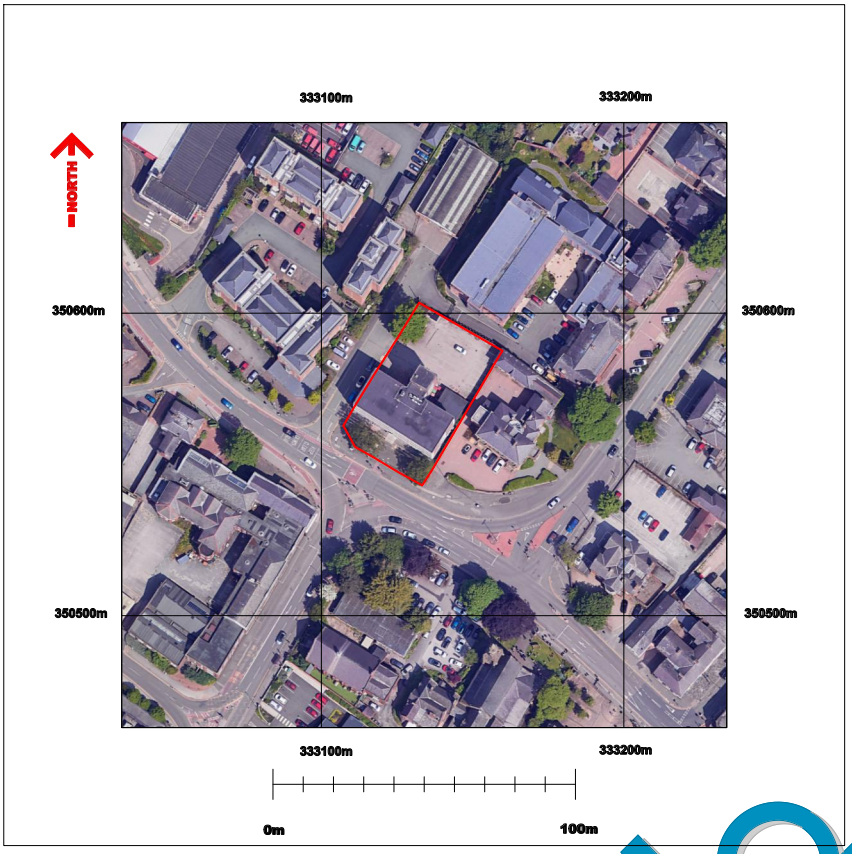
The application drawings have also been updated to state 36 x 1 Bed 1 Person Managed Student Accommodation (Single Occupancy with a single bed).

This statement also clarifies that:

- the proposal fully complies with national Welsh planning policy, qualitative placemaking, amenity, and functional design criteria rather than rigid numerical space tables.
- the proposed studio floor areas align directly with established Purpose-Built Student Accommodation (PBSA) planning benchmarks applied across major Welsh university authorities and approved by Planning and Environment Decisions Wales.
- the layout satisfies all functional living requirements for dedicated single-occupancy student living, as reviewed and supported in consultation with Wrexham University.
- the project also acts as an immediate private-sector catalyst for the strategic objectives of the multi-million-pound Wrexham Gateway Project.

Proposed Floor Plans





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National Welsh Planning Policy Framework: The Primacy of Qualitative Design

A fundamental premise in assessing this application is that there is no statutory national minimum space standard in Wales governing student accommodation studios national planning policy in Wales is governed by Planning Policy Wales (PPW Edition 12) and Technical Advice Note (TAN) 12: Design - expressly avoids rigid numerical floor area matrices for student accommodation.

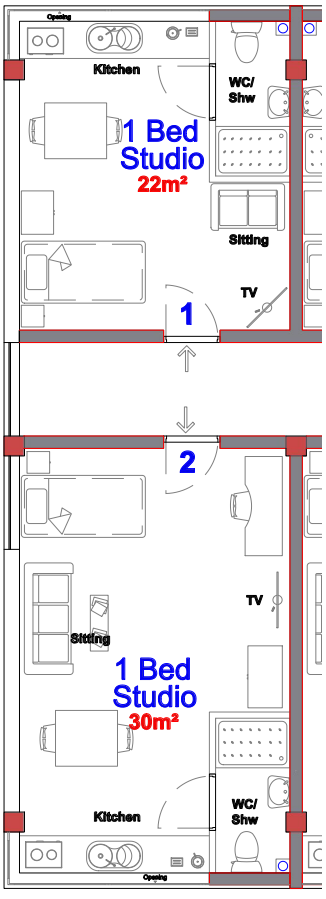
Instead, Welsh national policy establishes a qualitative, performance-based approach anchored in:

- High-quality placemaking, functional design, and accessibility.
- The provision of adequate daylight, natural ventilation, and acoustic comfort.
- The repurposing of existing urban fabric and preservation of embodied carbon (PPW Circular Economy objectives).
- Promotion of active travel and transit-oriented development.

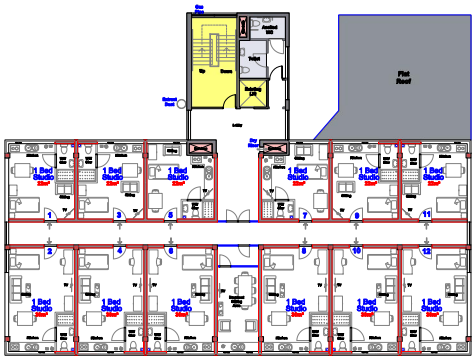
Welsh planning policy evaluates development on its design merits rather than arbitrary dimensions, the key test for the Local Planning Authority is whether the studio provides a safe, healthy, and functional environment for a single student.

This proposed scheme complies entirely with this statutory principle.

Typical Studio Plans



Typical Floor Plan



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Established Benchmarks & Planning Precedents

Studio acceptability is determined through local planning practice and Supplementary Planning Guidance (SPG):

- **PBSA Industry Benchmark:** Standard studio footprints approved for PBSA developments typically range between 16 m² and 22 m² Gross Internal Area (GIA), encompassing the en-suite shower pod, kitchenette, dedicated study area, bed space, and circulation.
- **High-End Sector Comparison:** Footprints of 18 m² to 25 m² represent upper-tier or premium market private schemes, rather than entry-level student accommodation.
- **The Scheme at Regent House:** The proposed studios at Regent House are above these (ranging from 22 m² to 30 m²) sit comfortably at and above established industry benchmarks, providing generous, self-contained living envelopes designed strictly for single occupancy.

Functional Layout Compliance

Rather than applying generic space standards intended for permanent family homes or multi-person dwellings, the Development Management Guidance assesses whether a single occupant can carry out essential daily routines efficiently:

- **Dedicated Academic Study Station:** Every unit features an integrated study desk/table positioned to take advantage of natural light from the extensive existing window bays.
- **Single Bed & Dedicated Circulation:** The updated layout plans clearly illustrate single beds (1-Bed / 1-Person), guaranteeing clear internal circulation and ergonomic movement around the bed space.
- **Integrated Self-Contained Facilities:** Each unit incorporates a fully equipped kitchenette (with sink, cooking appliance, and food storage), wardrobe storage, and a private en-suite with shower, WC, and wash hand basin.
- **Natural Light and Acoustic Quality:** The extensive external window runs provide high daylighting levels, while the submitted acoustic scheme ensures a quiet internal study environment.

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Wrexham University Consultation

Crucially, the Applicant has engaged directly with Wrexham University regarding the proposed scheme prior to submission of the planning application.

The University reviewed the proposals and confirmed that they were happy with the layout and dimensions, recognising that these studios would provide the a standard of private, self-contained, low-cost accommodation required by their student body.

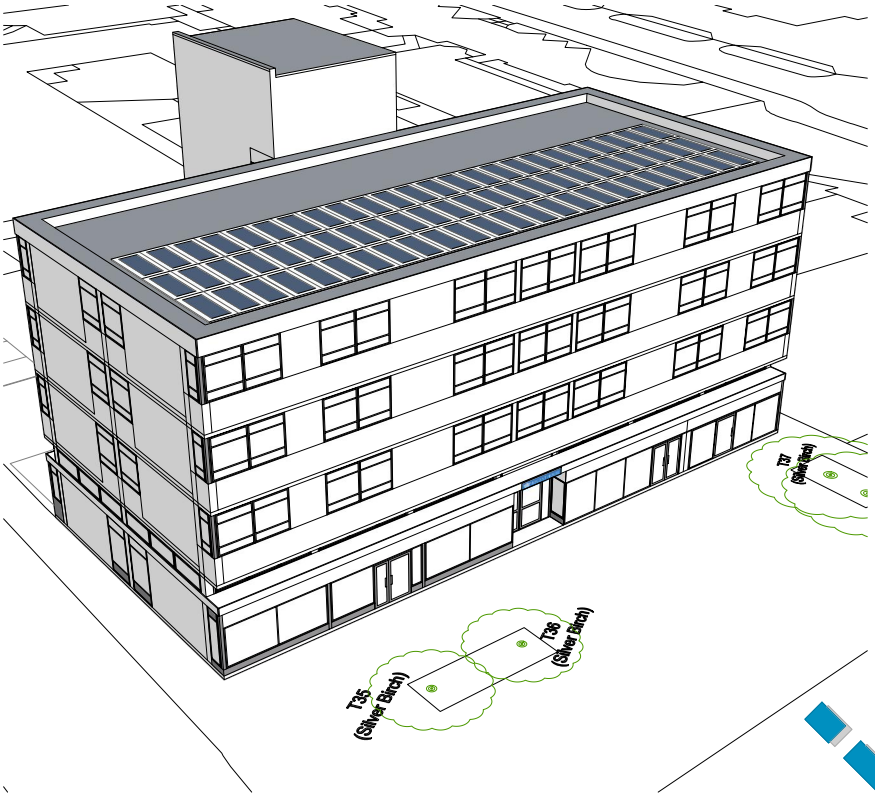
Amenity Offsets & The "Town Centre as Campus" Principle

The planning officer's initial observations queried whether communal areas within the building were sufficient to offset the compact private studio layouts. In the context of managed student accommodation in a prime city-centre setting, this requirement is fully satisfied by surrounding infrastructure:

- **Immediate Academic & Student Union Facilities:** Regent House is located within short, safe walking distance of Wrexham University's Plas Coch Campus. Students have immediate access to university libraries, seminar spaces, dining halls, study suites, and Student Union recreational areas. Providing redundant communal lounges within Regent House would duplicate campus infrastructure.

- **Public Civic and Leisure Assets:** Wrexham Library is minutes away on foot, offering study rooms and IT facilities. Bellevue Park (outdoor sports and recreation) and the Waterworld Leisure Centre (swimming pool and gym) sit directly adjacent to the site.

- **Active Town Centre Footfall:** The Wrexham Town Centre Masterplan deliberately promotes city-centre student living so that residents utilize street-level cafes, shops, and social venues, directly supporting the evening economy and high street vibrancy rather than remaining cloistered inside private communal rooms.



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Wrexham Gateway Project & Conclusion

Regent House is also situated at the threshold of the Wrexham Gateway Project, the strategic regeneration partnership between Wrexham County Borough Council, the Welsh Government, Transport for Wales (TfW), and Wrexham University:

- **Transit-Oriented Living:** The site sits immediately alongside Wrexham General Railway Station and the primary bus interchange. This directly fulfills the Gateway's goal to create dense, car-free living connected to public transport hubs.
- **Mold Road Corridor Link:** Converting Regent House into vibrant student housing activates the key pedestrian route linking the Gateway arrival hub and the University with the retail core of Regent Street.

Conclusion

This proposed conversion of Regent House into 36 managed, single-occupancy student studios represents a fully compliant, policy-sound development that:

- accords with PPW Edition 12 and TAN 12, providing a high-quality, daylight-rich, and functional living environment.
- has studio footprints (22m2 to 30m) that meet and exceed accepted Welsh PBSA benchmarks which have been reviewed and endorsed by Wrexham University.
- drives the strategic objectives of the Wrexham Gateway Project and the Wrexham Town Centre Masterplan through car-free, transit-oriented regeneration.
- the proposal also demonstrates Nutrient Neutrality with up to a 42.4% reduction in foul flows into the River Dee Special Area of Conservation (SAC) catchment area.

Having satisfied all functional, spatial, and environmental planning tests, we believe this proposal is fully compliant.

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