

## Redevelopment opportunity – Student Halls of Residence



**33-35 & 49 Brook Street**

**Wrexham**

**Clwyd**

**LL13 7LH**

Approved planning permission for 21st century student complex.

The site has approval for Two blocks of 3 storey student accommodation providing 21 cluster type flats giving a total of 107 en-suite bedroom spaces built over an undercroft parking area housing 54 car parking spaces and Two retail outlets.

The site is ideally located for student accommodation. It is in close proximity to the city centre where a wide range of shops and services can be found. Equally, it is within walking distance of the main Glyndwr University campus and main-stream nightclubs.

The development therefore offers the student residents access to all the services they need in the local area and the presence of the University in the wider vicinity highlight the attractiveness of the location for student accommodation.

The design is bold, contemporary and adventurous whilst being sympathetic to the street scene of Brook Street and Lea Road in terms of height scale and impact. The proposal therefore reflects the density and massing of the surrounding buildings and area.

The building has been designed in two distinct blocks, both of the same height albeit the block facing Brook street has an under croft retail unit under as the site steps down. So block one is four storey at the front with the remaining development being three.

Opportunities for visual permeability through the creation of courtyards between the blocks have been designed to create external spaces between to provide an attractive amenity space for the occupants to socialise. It also creates a pleasant aspect from within the development to look on to. This amenity space engages with the building and provides an interesting hierarchy of space for the development that will be finished with hard landscaping and superficial stand alone additions installed post contract.

Full planning details are available on request.

