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Design and Access Statement



Statement prepared for:

Mr Lukas Chelda

12-15 St Georges Crescent,
Wrexham,
LL13 8DA.

Statement required for:

Proposed change of use from A1 to A3 Restaurant including takeaway, at 12-15 St Georges Crescent, Wrexham, LL13 8DA.

1. Brief:

1.1 We have been employed by our client to prepare a planning application for change of use from a shop to retail of food and drink.

1.2 Following an initial site visit it was found the existing building is suitable for a proposed restaurant, in both size and location.

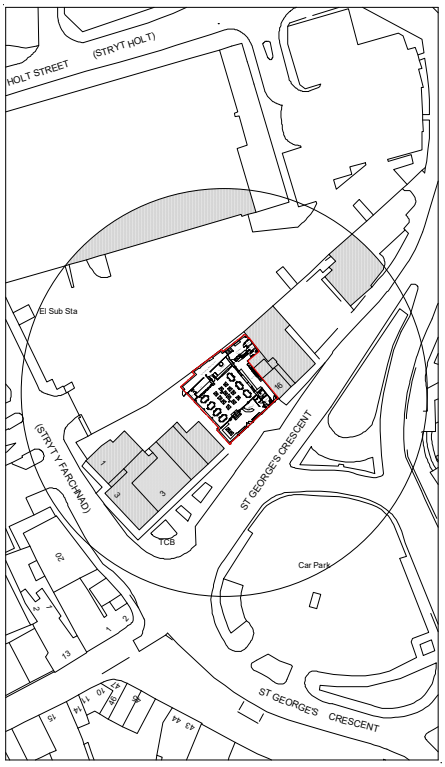
1.3 As indicated on plans the proposal suggests merging the neighbouring units to form a large open plan restaurant.

2. Access, including movement to and from the site:

2.1 The property is located on St Georges Crescent, which is in the town centre of the popular town of Wrexham.

2.2 Wrexham is a major town, which is surrounded by many villages, creating an ever growing county.

2.3 Wrexham has good road links via the A483, which joins onto A55. This allows easy accessibility to Wrexham from the rest of North Wales, Chester and England.



1.Proposed Site Plan

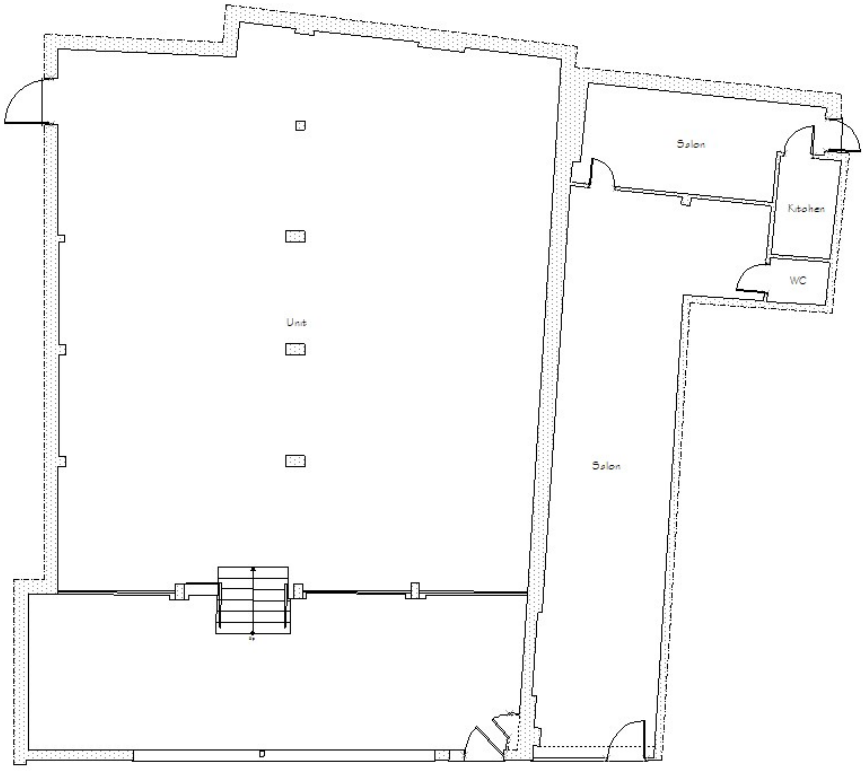
2.4 There are many public car parks in close proximity of the site such as the St Georges Crescent pay and display car park opposite the proposed site, as well as the Peoples Market Multi-storey car park which is located on Market Street. This provides adequate parking facilities to potential visitors.

2.5 With the town centre a few minutes' walk from the site, St Georges Crescent receives a large amount of foot traffic making it an ideal location for a restaurant, to attract customers and thrive within the town.

2.6 We are suggesting access to the site is to remain as existing, being located on the street frontage, it is not necessary to alter the access.

2.7 Wrexham has good bus routes terminating at the bus station, which is located in the town centre, providing services to various locations around the town and surrounding areas. This will mean employees and potential customers can commute to the site without the aid of a car.

2.8 There are also good rail links to and from the town centre, the rail network is vast, supporting the access to the town and proposed restaurant. Rail links to Chester and Liverpool are also available direct from Wrexham.



Ground Floor Plan 1:50

2. Existing Floor Plans

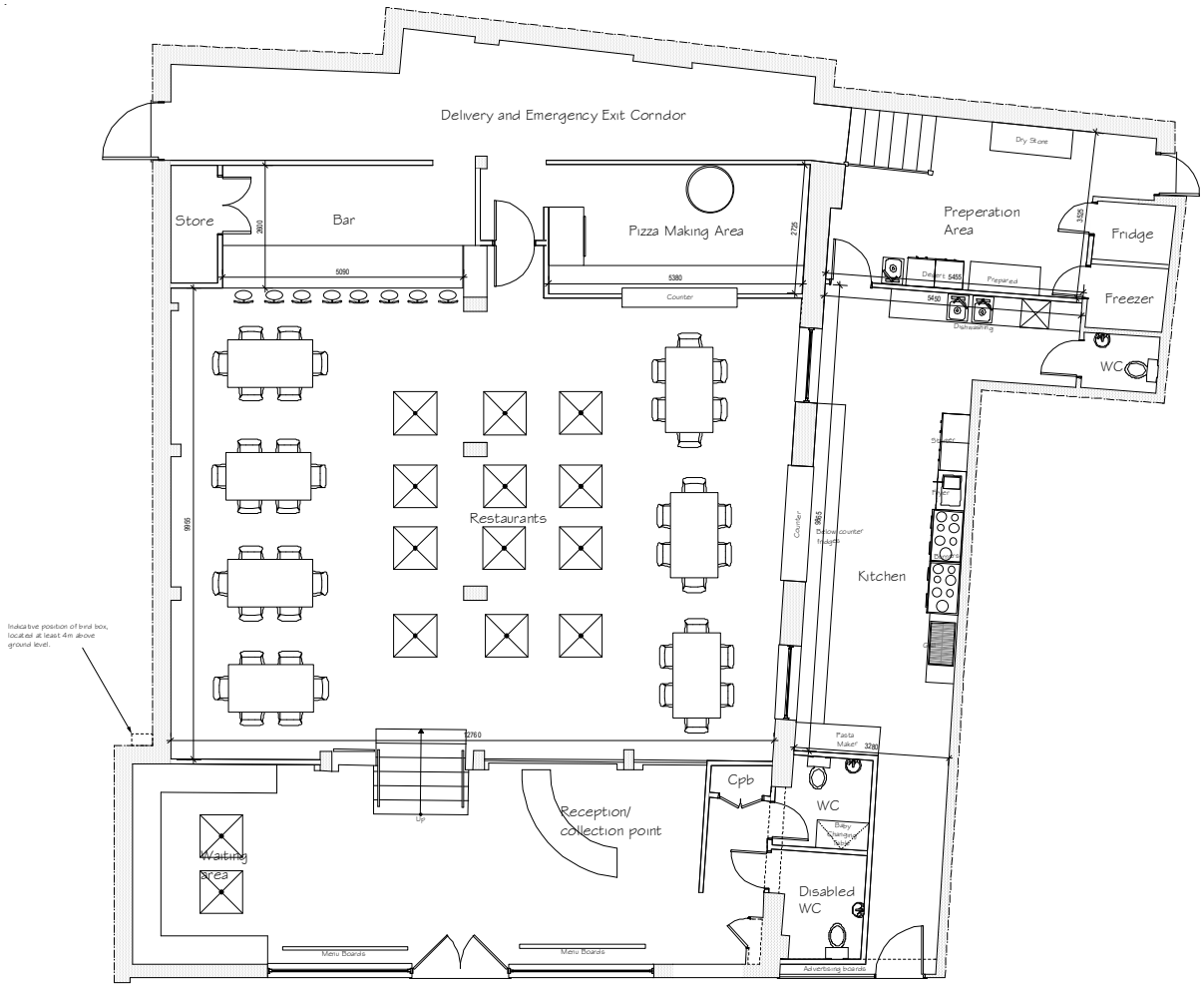
3. Character:

3.1 The street scene is varied throughout as a result of long-standing buildings combined with more modern construction throughout the street.

3.2 The principle elevation of the building, off St Georges Crescent, is to be refurbished with timber and zinc cladding as indicated on the proposed elevation.

3.3 Food retail businesses are common along St Georges Crescent and the surrounding area, meaning the proposed restaurant would be very fitting for the site location.

3.4 Typical materials used throughout the area is brick masonry, alongside elements of render and traditional timber detailing causing an inconsistent aesthetic throughout.



3. Proposed Floor Plans.

4. Appearance:

4.1 We are proposing to renovate the existing frontage as indicated on the proposed elevation. The renovation will involve the introduction of cladding to the existing frontage to provide a modernised appearance that can attract new custom and responds to many buildings in the neighbouring Eagles Meadow, who have adopted a similar approach.

4.2 The merging of the two units provides plenty of space and makes good use of the otherwise smaller and limited unit. The units are proposed to have matching frontages to represent a unified appearance.

4.3 Deteriorated existing windows are to be removed and replaced with double glazed units. The stylings are to match existing to ensure the visual impression is preserved whilst providing more thermally efficient windows.

4.4 Openings that have been previously blocked up are proposed to be renewed to provide appropriate lighting into the building. All new openings have the same styling to existing elsewhere on the property.



Front Elevation 1:100

4. Proposed Front Elevation

5. Community Safety

5.1 According to information available to the general public there has been 86 crimes reported in the vicinity for the month of October 2024. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the change of use would see an increase in these crime figures.

5.3 The change of use would improve on natural surveillance in the evening due to the later opening times of a proposed restaurant.

6. Environmental Sustainability

6.1 It is thought the change of use will not affect the environmental sustainability of the immediate locality.

6.2 Any new windows that would be installed will be double glazed units with efficient U-value figures. This will improve the heat loss of the building dramatically by retaining the warmth within the building.

6.3 The internal separating walls will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the change of use will be thermally and acoustically efficient.

6.4 The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the building has 100% of fixed lighting units to be fitted with efficient light fittings.

7.0 Local & National Policy

7.1 The proposal complies with policy SP8 and contributes to the employment within the county borough, seeking to create an abundance of jobs from the development.

7.2 The development also complies with policy SP11, the proposed access is remaining as existing therefore, there is no negative impact as a result. Furthermore, due to the location of the proposal, public transport services are very well integrated providing good to the site and town centre.

7.3 The development would also comply with policy SP12 as responds to the character of the area while creating a locally distinctive restaurant within the area. Furthermore, the existing infrastructure is able to accommodate the proposal being located so close to the town centre.

8. Conclusion:

8.1 We are utilizing an existing resource and proposing to introduce a new restaurant/takeaway that makes good use of the space and could bring more business to the area.

8.2 The proposed renovation will provide a unique modern appearance to the street scene and will improve the currently deteriorated appearance of the building.

8.3 We feel this planning application should be looked favourably upon due to the reason stated within this statement.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd