



The Foundry, 15 Yorke Street, Wrexham, LL13 8LW

Tel: 01978 345250

www.hdsarchitectural.co.uk

enquiries@hdsarchitectural.co.uk

DESIGN AND ACCESS STATEMENT

The Change of Use of Former 'Dickens Butchers' shop at 52 Chester Road, Gresford, Wrexham, LL12 8NE into fast food takeaway and delivery shop (A3 Use Class).

1. Introduction

This statement is provided in support of a planning permission for the 'change of use' of the existing vacant shop, known as 52 Chester Road, Gresford.

To be read in conjunction with drawing No's and details;

- CR/PD/01 - As Existing Floor Plans and Elevations
- CR/PD/02 – As Proposed Floor Plans and Elevations
- CR/PD/03 – Site Plan and Location Plan

The Property is a small commercial retail premises, that forms part of a promenade of shops that fronts onto Chester Road, the main road through Gresford village centre.

2. Proposed development

The building to be redeveloped is currently empty, its last use was as a butcher's shop. The change of use involves very little material changes to the building, other than a ventilation system and new signage to the front elevation. The internal will be fit out to suit the client's requirements.

There are a variety of numerous shops and takeaway premises in close proximity to the building, including a Chinese takeaway, bakery and sandwich shop.

The proposed development positively utilises a vacant space within an already established area, making use of a empty building within the community of Gresford.

3. Site assessment



Fig. 1 – Location of Existing Site

The site lies in the centre of the village of Gresford, on the South side of Chester Road. The frontage of the promenade of shops faces onto the main street with the rear opening out onto 'The Nurseries'.

The building is a simple single storey property with a main shop frontage, a small WC and kitchen to the rear.

The village has good transport links into Shropshire, Cheshire and North Wales, with the nearest city being Chester which is approximately 9 miles to the North. The proposed development is located close to all main public transport routes to the city centre, including several bus stops and trainlines. The proposal is within walking distance of shops, parks and other community facilities.

4. Access and Parking

There is an existing level threshold to the front door of the property, which will provide access for wheelchair users.

There will be two allocated parking spaces to the front of the unit and these can be seen on the site plan,

Wrexham County Borough Council's 'Supplementary Planning Guidance Note No 16 (Parking Standards) suggests that Use Class A3 (Pubs, Restaurants, Cafes and Hot Food Takeaways) should have an allowance of 1 car space per 4m² of publicly accessible floor space.

As the accessible floor space is 8m², then the applicant meets the required standards, by supplying the 2 spaces as shown on the plan.

The Spaces are accessed from the main highway with ample visibility in both directions along the main highway.

5.Conclusion

To conclude, the planning application seeks planning permission for the change of use of a disused butcher's shop into a fast food takeaway and delivery service.

The proposal is for a business that suits the requirements of the site, with similar businesses already operating within the vicinity of the site.

The access and parking to the site is adequate and we therefore do not foresee any material consideration that would be of detriment to the application.

We therefore respectfully request that the application be approved.