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Design and Access Statement



Statement prepared for:

5 – 6 Church Street,
Wrexham
LL13 8LS

Statement required for:

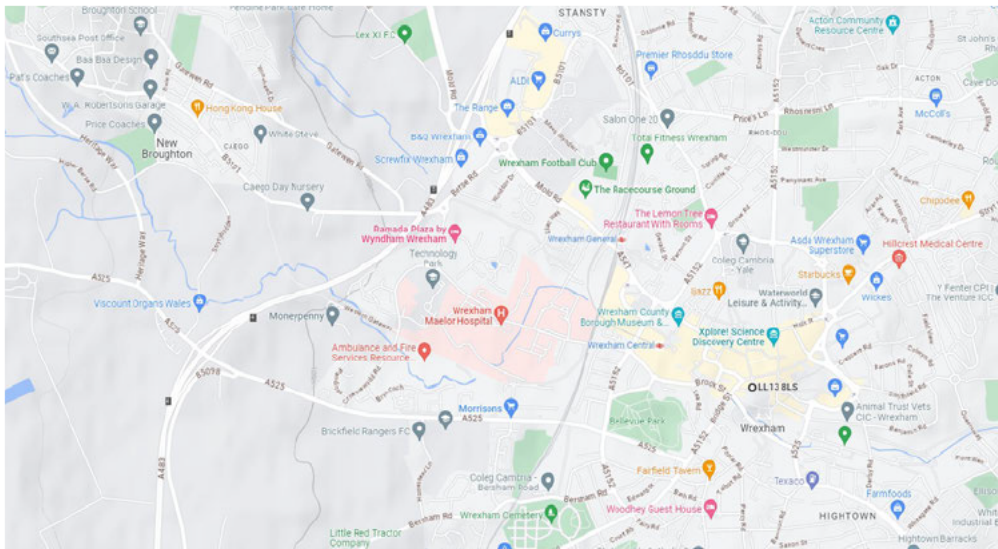
Proposed change of use to 5 Church Street to extend the existing Lisbon Tapas Restaurant.

1. Brief:

- 1.1 We have been approached by our client to seek planning permission for a change of use to extend the existing tapas restaurant.
- 1.2 The purpose of this application is to seek planning consent to secure permission for the change of use to 5 Church Street.

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

- 2.1 The restaurant is accessed off the High Street.
- 2.2 Located in the City of Wrexham. The larger City of Chester is only 26 minutes away down the A483.
- 2.3 Excellent Road links are accessible from the site location. The A525 or the A541 provides an excellent link to the A483 and the A55 for road users to the north Wales coast, towns such as Llandudno, Rhyl are located within 1 hr from the site. Using the Eastern carriageway, the A55 joins the M53 which connects North Wales to Liverpool, at junction 11 the M53 connects to the M56 which puts Manchester within an hour and 15-minute drive from our site.
- 2.4 Wrexham bus station is a 7-minute walk from the restaurant. The Wrexham train station is a further 10-minute walk, for customers who need public transport.
- 2.5 Design of The Lisbon Tapas Restaurant is to have internal alterations with extending internally to the previous neighbouring hairdressers.



1.

Map showing surrounding road networks.

3. Character:

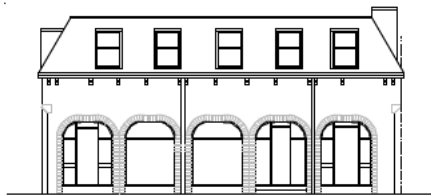
- 3.1** Located in the City of Wrexham, this restaurant already has local interest and regulars, with the growing population of the now City, the additional space would be able to facilitate for more future customers.
- 3.2** Being situated just off the High Street the restaurant is often reviewed as a hidden gem that is regularly fully booked, and highly recommended by its customers.
- 3.3** There are many other restaurants located in the area, however Lisbon Tapas Restaurant stands out as an exquisite dining establishment that bring the flavours of traditional Portuguese cuisine to the heart of Wrexham. The design and concept of the restaurant aim to create a unique and inviting atmosphere that reflects the rich cultural heritage of Portugal while seamlessly integrating it with the local surroundings.
- 3.4** Church Street Road is just off the Town Hill, High Street with various restaurants and bars surrounding this street and area. This area adds character to the City with a variety of brick buildings along the main road and large footpaths ensuring pedestrian safety is paramount.



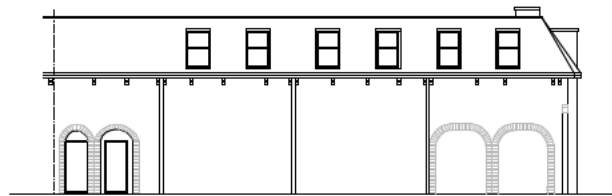
2. Church Street Road

- 3.5** The site is in the centre of Wrexham adjacent to St Giles Church. Commercial developments in this location vary in character.
- 3.6** Our proposal will not affect the character in any way and will only improve the local tourism of the area.
- 4. Appearance:**
- 4.1** The proposal will consist of a change of use to 5 Church Street to allow the existing Lisbon Tapas Restaurant to extend and create internal alterations for the business to meet the demand of the increase in customers.

- 4.2** With its unique interior design to the large arched windows, the Lisbon Tapas Restaurant certainly has character.



Front Elevation 1:100



Side Elevation 1:100

3. Front and Side Elevation

5. Community Safety

- 5.1** According to the Police website (www.police.uk) the crime records for Wrexham, and surrounding area 35 crimes had been reported for the month of May 2023. These crimes vary from Violence and sexual offences, Anti-social behaviour, criminal damage and arson, and drugs.
- 5.2** There is very little reason to suggest why the change of use to the restaurant would see an increase in these crime figures.
- 5.3** Utilizing this existing site and obtaining a relevant planning permission to suit our clients' needs will provide a significant increase in the additional natural surveillance of the area, this should prevent crimes occurring.
- 5.4** Change of use to 5 Church Street will ensure the current vacant unit is put to good use and not a target for vandalism.

6. Environmental Sustainability

- 6.1** The unit is fully insulated to meet the requirements of the current building regulations.
- 6.2** Double glazed units are used throughout, and energy-efficient heating system are installed.
- 6.3** 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

- 7.1** Due to the site's history with approvals being granted at the site we see no justifiable reasons for refusal.
- 7.2** The proposed change of use will enhance the future possibilities at the site. The conversion will allow for a substantial increase in seating capacity, accommodating a larger number of patrons at any given time. This will reduce wait times, enhance customer satisfaction, and attract more diners, thereby maximizing the restaurant's revenue potential.
- 7.3** The expansion of the Lisbon Tapas Restaurant will have a positive impact on the local economy. The restaurant's success will also contribute to increased foot traffic in the area, benefiting neighbouring businesses and fostering a vibrant local economy.
- 7.4** In conclusion, the extension of the Lisbon Tapas Restaurant into Number 5 Church Street presents an exciting opportunity for growth, improved customer experiences, and cultural enrichment. With its expanded capacity, diverse culinary offerings, and enhanced ambiance, the restaurant will continue to be a treasured establishment in Wrexham, attracting locals and visitors alike to indulge in the captivating flavours and charm of Portugal.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*