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Design and Access Statement



Statement prepared for:

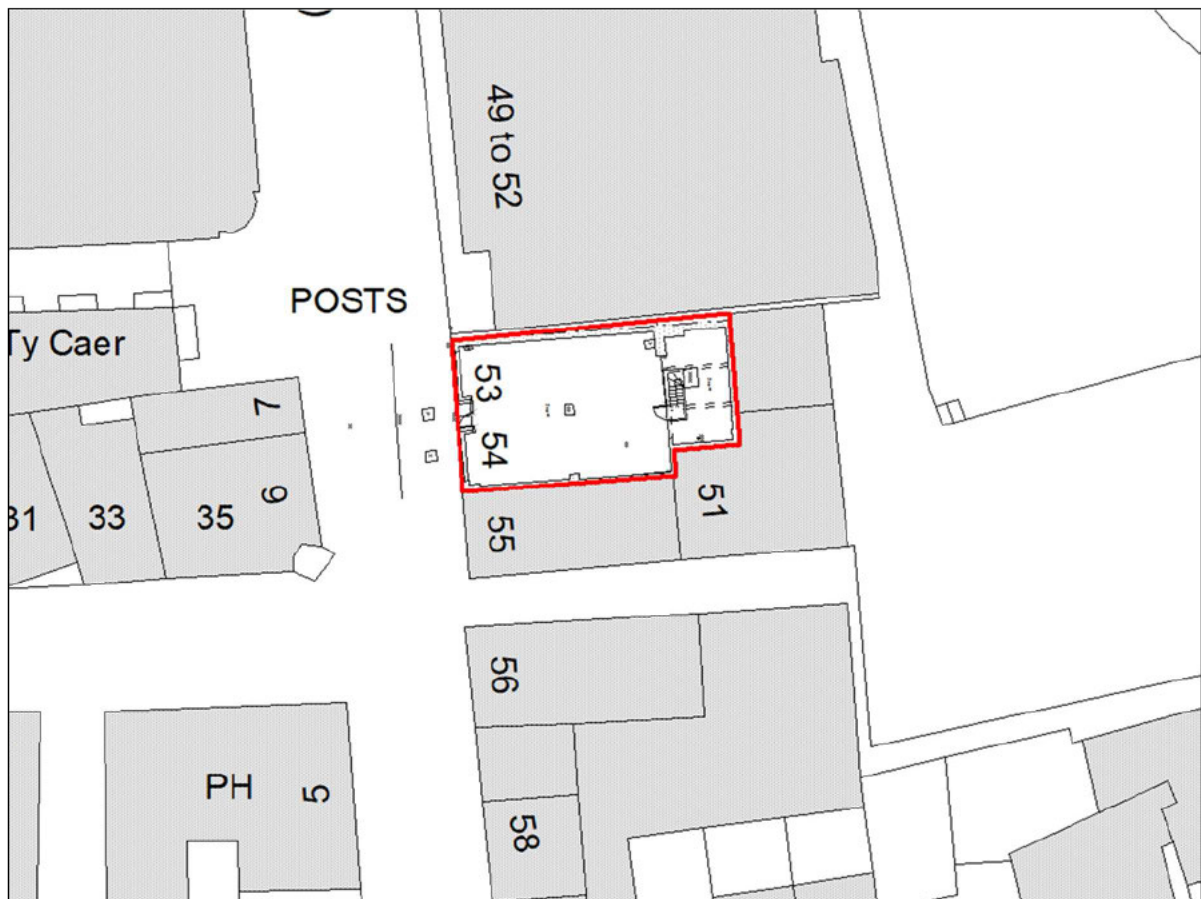
53 Chester Street,
Wrexham, LL13 8BA

Statement required for:

Proposed change of use to 53 Chester Street, Wrexham, LL13 8BA.

1. Brief:

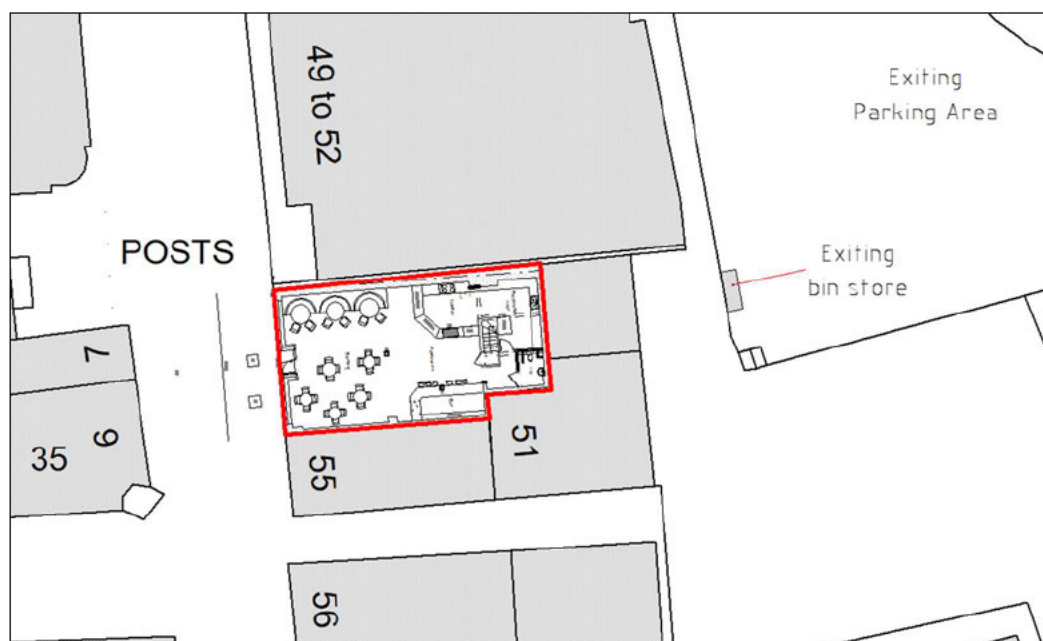
- 1.1** We have been approached by our client to seek the planning permission required for the proposed change of use from Class A1 Retail to Class A3 Restaurant at 53 Chester Road, Wrexham.
- 1.2** The proposal put forward ensures use of an empty unit within Wrexham city centre and is aimed at supporting the local economy and the client's business.
- 1.3** It is the client's intention to form a restaurant within the currently empty retail unit. The change of use to this building will allow the whole building to be brought back into use.
- 1.4** Following an initial site visit, it was found the existing building is of an adequate size to provide all the space required to incorporate a change of use to restaurant within this building.
- 1.5** Having studied the area in terms of building uses it was determined that the proposal of a new restaurant would have a positive impact on the area, ensuring the unoccupied unit could be brought to use.



1.
Existing Site Plan

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

- 2.1** Market Street car park is currently used as parking to access the building. This car park provides parking for customers into the building as well as parking for general use of the city centre. This is to remain as the car park to access the Restaurant.
- 2.2** Market Street car park can be accessed via Market Street, Wrexham from either Holt Street or the A5152. The car park is open daily with a three-hour maximum stay which is more than enough for customers visiting the restaurant.
- 2.3** With 64 spaces and 9 disabled spaces the Market Street car park is ideal for visitors, however there are multiple parking options for customers wishing to visit the restaurant, such as Ty Pawb multi storey parking, St Giles parking and Waterworld parking.
- 2.4** The existing building and its use is categorised as A1 Retail, we are proposing to change it to A3 Restaurant. All other aspects of the site are to remain unaltered as part of the proposal submitted.



2. Proposed Site Plan

- 2.5** Good road links into the city via the A483 connect Wrexham to the A55 which terminates in Holyhead as well as nearby motorways off the M56 which leads to Manchester and M53 which leads to Liverpool. Bus routes are available terminating at the bus station, which is located only 0.3 miles from the site and provides services to multiple locations.
- 2.6** There are 2 train stations present in Wrexham, Wrexham General and Wrexham Central only a few minutes' walk from each other this public transport service provides direct links from Wrexham to Chester, Shrewsbury, Cardiff, Holyhead and Bidston. As the railway network is national, City's such as Manchester, London, Liverpool is accessible with 1 or 2 changes at stations such as Shrewsbury, Chester and Crewe.

3. Character:

- 3.1** Wrexham is a city with an ever-growing population. Wrexham has undergone a huge redevelopment in recent years with the addition of Eagles Meadow Shopping centre and the Ty Pwn renovation.
- 3.2** The character of the building is to be retained by any proposal put forward due to its location within the city centre.
- 3.3** There are several various units along Chester Steet including Ty Pawb, Levant, Xplore and Emzcakes. However, there is also a variety of units along Chester Street that are currently vacant, our proposal ensures the use of an existing building and will attract more visitors to Wrexham city centre.



3. Street View

4. Appearance/Design Principles & Concepts.

- 4.1** The structure of this building will remain as existing; however, we have provided additional stud walls to incorporate the new layout for the restaurant.
- 4.2** Ground floor provides spacious seating areas with bar and kitchen to the rear of the building. We are proposing an open bar and grill as indicated on floor plans. Ground floor also includes a WC which is suitable for disability use. A hidden preparation area has been included for the preparation of meals as well as the open kitchen area.
- 4.3** First floor includes one existing and one new WC as well as office space for paperwork etc to be conducted.
- 4.4** Externally, we have indicated a timber clad façade to modernise and enhance the appearance of the building. We believe enhancing the appearance of the building will make it stand out on the street scene meaning more visitors to the restaurant.
- 4.5** As depicted within the image above, as existing the external appearance of the building is quite unattractive. If left as existing, we are of the opinion that the business will not thrive as it may deter customers from visiting. Enhancing the exterior of the building will vastly improve its attractiveness and ensure the business thrives.
- 4.6** Fully glazed windows and door have been left as existing as they ensure plenty of natural lighting within the building.



Front Elevation 1:100

4. Proposed Front Elevation

5. Community Safety

- 5.1** According to information available to the general public there has been 95 crimes reported in LL13 8BA for the month of August 2022. The crimes reported vary from Violence and public order to anti-social behavior. 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 to the area would see an increase in these crime figures.
- 5.3** The proposed development would deter vandalism as it would be open daily. The site is likely to be occupied on a regular basis compared to the existing use of the site meaning natural surveillance will be increased.

6. Environmental Sustainability

- 6.1** It is thought the change of use will not affect the environmental sustainability of the immediate locality.
- 6.2** This development can be considered as sustainable as it is reusing an existing building rather than demolishing it. Where new materials are to be used, materials are to be sourced locally.
- 6.3** The proposed conversion will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the restaurant has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local and National Policies.

- 7.1** The proposed development is compliant with policies PS3 & PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion:

- 8.1** Supporting this application would assist in helping the client's business to thrive and develop as they can provide and income from the existing building.
- 8.2** There are also multiple new developments within Wrexham city centre, some of which are vacant. Our proposal ensures that an existing building is made use of, preventing further buildings in the city centre being unused.
- 8.3** We believe The Local Authority should support this application as we see no justifiable reasons to refuse the application which is to be sited on land currently deemed as commercial.

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