



DESIGN AND ACCESS STATEMENT

32 Town Hill, Wrexham LL13 8NB
ADA/AB/230320

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DESIGN AND ACCESS STATEMENT

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1. Site and surrounding area

The application site is a three-storey mid terrace building on the northern side of Town Hill.

The site is located within the Wrexham Town Centre Conservation Area. Town Hill is characterised by night time economy uses. The site is also used as a takeaway.



Former shopfront



Current shopfront

Wrexham is in the centre of the densely populated industrial North-east Wales, close to the Cheshire border, approximately 8 miles south of Chester. The town is the largest in North Wales and is home to approximately 40% of the total population of the county borough. Often described as the capital of North Wales, Wrexham is an area of commercial and industrial growth.

The Wrexham Town Centre Conservation Area includes the main historic and commercial streets of the town centre where the Parish Church of St Giles is the main focal point.

The Wrexham Town Centre Conservation Area was designated in March 1974 and its boundary extended in August 1975, June 1985 and April 2007. The Wrexham Town Centre Conservation Area Character Assessment and Management Plan was adopted in January 2009.

2. Planning History

None relevant.

3. Proposal

Retrospective application for retention of the new shop front.

4. Assessment

Impact on conservation area

The proposal involves creation of two doors along the Town Hill directly onto the commercial unit. The former shopfront was with a single side door and then second door into the takeaway, making access difficult for the customers.

The former shopfront was not a traditional style as it was formerly altered and there was nothing historic about it.

The proposed shopfront kept the two shopfront panes as existing and added a double door for the takeaway.

Also, the existing door is set-in and new railings are installed in line with the existing shopfront line.

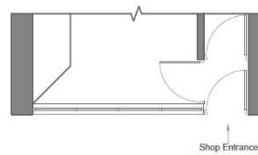
These changes would not result in a loss of traditional shopfront but improve the accessibility into the shop and would not harm this conservation area or the terrace.

The existing shopfront is painted into a grey colour.

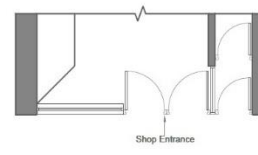
The former sign would not be changed.

The proposal, whilst it is not strictly in accordance with the Local Planning Guidance Note 12: Shop Front Design and Security, considering the changes are only an addition of double doors with

matching materials and colour, it would not be out of scale and character with the area and therefore in line with Wrexham Local Plan.



Pre-Existing Front Elevation



Existing/Proposed Front Elevation



Pre-Existing Front Elevation



Existing/Proposed Front Elevation

Conclusion

The proposal therefore would be complimentary to the area and would not be harmful to the conservation area.