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Design and Access Statement



Statement prepared for:

Paul Clifton

124 Rhosnesni Lane

Wrexham

LL12 7NB

Statement required for:

Retrospective application for subdivision of existing commercial unit to the rear of 120 Rhosnesni Lane, Borras, Wrexham. LL12 7NB to form mixed use separate units.

1. Brief:

- 1.1** The subdivision of this structure was completed approximately 3 years ago.
- 1.2** Rachel Anderson contacted us as acting agents for other applications on the adjacent site informing use of the need for an application to regularise the sub-division of a large unit that has occurred.
- 1.3** It is understood the structure did once provide a mixed use with retail section to the frontage (A1) where second-hand goods were sold as refurbished units.
- 1.4** More recently the property was occupied by Nightingale House Hospice and used as a storage facility for their shops which are in villages and towns around the County Borough.
- 1.5** The unit was also used as a furniture sales centre for a period by Nightingale House Hospice which can be justified with the below photograph.
- 1.5** On purchasing the site our client understood the site had a valid outline planning consent for housing, but set about restoring and improving the existing building on site that had been left un-maintained for a number of years.



1. Nightingale House Furniture centre.

2. Economic Context:

- 2.1** Due to the structure having been used recently as a mixed-use structure our client believed the property should be made good. At his own expense the building was refurbished and improved significantly. Allowing occupants for the surrounding residential properties to feel comfortable having a secure building adjacent to their homes, a marked improvement to the former unkept unit.
- 2.2** It was also understood the existing unit was too large to benefit potential businesses in the area. With no recognised need for a building which equated to 944m² internal floor area the decision was taken to sub-divide the structure.
- 2.3** The subdivision proved to be the correct thing to do economically, which each of the units let out within months of completion.
- 2.4** The mixed uses housed within the structure provides a good mix of local small business enterprises. From a raw dog food business (B1) use to a hair salon training academy (D1).
- 2.5** As a recognised local need according to local estate agents the scheme for investigated and developed by the client, ensuring the need met with the demand to create a successful and prosperous business opportunity for start-up businesses in the locality.
- 2.6** The site is an existing established commercial site, which has provided a service to the local community for a number of years, having housed units such as Home Aids & Nightingale House Hospice.

3. Appearance:

- 3.1** The appearance of the structure has been improved significantly, with refurbished walls and new security doors fitted.
- 3.2** The re-furnishment works also included a new roof, and improved hardstanding area which has improved the amenities of the immediate neighbours.
- 3.3** Prior to completing any external works careful planning was involved to ensure the appearance and security of the building was enhanced with the scheme of refurbishment works that have occurred.
- 3.4** All works was done to be sympathetic to the existing appearance of the building. The major alteration to the structure was the removal of an external undercover area that was deemed a risk and unsafe to retain.
- 3.5** Allocated car parking spaces have been provided for each of the units as documented in the supporting site and location plan.



2. Pictures of refurbished unit.

4. Community Safety:

- 4.1 According to information available to the general public there has been 15 crimes reported in ward of Maesydre for the month of October 2022. The crimes reported vary from shop lifting to anti-social behavior. This information has been obtained from the Police website (www.Police.uk)
- 4.2 There is no evidence to suggest the sub-division of the structure has had a profound impact on the crime figures over the period of 3 years since the subdivision occurred.
- 4.3 Having varied tenants who have different view points of the site significantly improves the natural surveillance of the site.
- 4.4 The development deters vandalism with the site being occupied and the building being more secure following the refurbishment works that have occurred.

5. Environmental Sustainability:

- 5.1 Making use of an existing resource is seen as being environmentally friendly. The sub-division of the existing structure is seen as a good use of an existing space.
- 5.2 Re-furbishing of the structure was seen as the most economic solution to the site, with any demolition and re-build of a structure of similar size seen as unsustainable and unviable.

6. Conclusion:

- 6.1 Support of this application will retain the economic growth the site has provided with the established businesses that now occupy the subdivided units.

- 6.2** As the site has a mixed-use past in the form of a furniture outlet/retail sales area for re-furnished second-hand goods in the form of the former domestic store Home Aids we believe the subdivision of the property should be fully supported.
- 6.3** In the difficult economic times we are in, the established businesses have contributed to their business rates which have been calculated by the Local Authority, should records be available this will confirm the period of time each of the units have been occupied and the contribution each business has made to the local economy.
- 6.4** Being considerate to the environmental sustainability and the wider community's safety the building was refurbished to provide a secure structure which can be occupied by multiple businesses that are assisting with the natural surveillance of the wider area.
- 6.5** Having been occupied for approximately 3 years the units now house established businesses, who do not pose risk, or cause any nuisance to their immediate neighbours.

*Document Prepared by:
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