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Design and Access Statement



Statement prepared for:

Mr & Mrs Mathews

Post Office,
Hope Street,
Gwersyllt,
LL11 4HT

Statement required for:

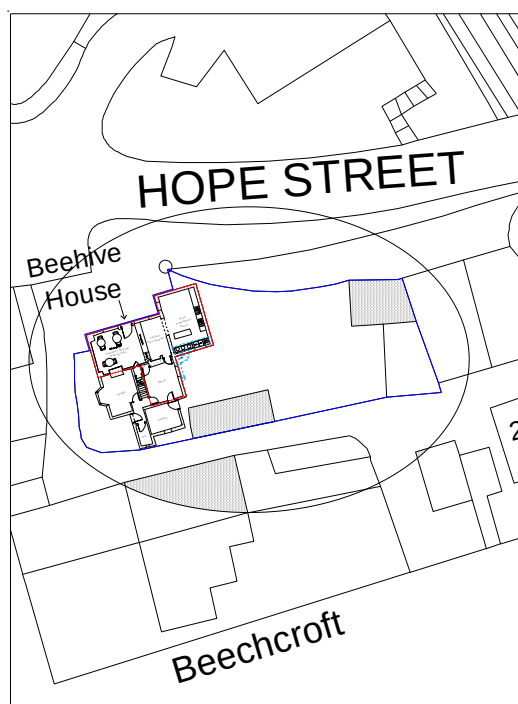
Change of use from existing retail unit to hot food outlet at Post Office, Hope Street, Gwersyllt, Wrexham. LL11 4HT.

1. Brief:

- 1.1** We have been approached by our client to seek the permission needed for conversion of retail unit to form hot food outlet.
- 1.2** The unit is currently on the market along the adjoining dwelling. Our client has had some interest. However, there has been no interest to purchase the property and keep the use of the building as retail.
- 1.3** The owners of the unit have realised that with the lack of interest to sell as retail, the best alternative was to offer the unit for a different use.
- 1.4** A residential dwelling is adjoining the retail unit which also has its own separate access. This is to remain in situ.
- 1.5** Our client is intending to have the following opening times for the hot food take-away:
- Tuesday – Sunday: 16:00pm – 22:00pm
 - Monday: Closed

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

- 2.1** The existing access for the retail unit is the pedestrian access off Hope Street and is to remain as existing for the change of use.
- 2.2** Access to the existing residential unit is located off the unclassified road to the right of the site. This is to be unaltered and remain in situ.
- 2.3** The site is located on Hope Street in the popular village of Gwersyllt. Gwersyllt is one of many villages and towns that make up the ever growing county of Wrexham.



1. Proposed Site Plan

- 2.4** Hope Street is one of the main roads running through Gwersyllt and leads onto Mold Road. Mold Road is the main link road between Wrexham and Mold. This means the site is easily accessible via car to many towns and villages within the vicinity.
- 2.5** Regular buses are available from the village of Gwersyllt. Bus services no.26 & 27 travel from Wrexham to Mold at regular intervals which run directly through Gwersyllt. This will allow the staff and the customers to the hot food outlet can access the site without the aid of a car.
- 2.6** Gwersyllt train station is a mere minutes' walk from our site. The train network is vast with trains running between Wrexham and Bidston, passing through Gwersyllt. The major cities of Chester and Liverpool can be accessed from these two stations respectively.
- 2.7** There are many parking facilities within the immediate locality of the unit. This is ideal for the conversion of a hot food outlet as customers to the site will only be visiting at short periods of time to collect their food.

3. Character:

- 3.1** The street scene is traditional in character, made up of a mixture of commercial and residential uses.
- 3.2** There is a local supermarket across the road from the site, which has taken vast majority of the clientele off the post office corner shop. Hence the reason for selling.
- 3.3** Our building boasts tons of character with the main structure being that of a gable roof and extensions having hipped roof structures. There is a mixture of brickwork and rendered finish to the property. The overall look of the building has that of a traditional corner shop.
- 3.4** Many fireplaces can be found running centrally through the building. These originally were double sided to heat both sides of the property. However, over the years, alterations have occurred and some of these have been blocked up and are not in use. These fireplaces all lead to one large chimney stack that is still in place, protruding out of the roof at ridge level.



2. Existing Principle Elevation

4. Appearance:

- 4.1** The unit is that of a corner shop in appearance with the ground floor being dominated with a glazed shop frontage and signs. This external appearance is to remain unaltered at ground floor level.
- 4.2** At first floor level, the principle elevation is residential in appearance with the exception of a sign located between the windows. Again, this is to be unaltered with the exception of changing the shop signage to state the name of the proposed hot food take away.

5. Community Safety

- 5.1** According to information available to the general public there has been 55 crimes reported in the vicinity for the month of March 2018. 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 would see an increase in these crime figures.

6. Local Planning Guidance Note 9 – Hot Food Take-Aways

- 6.1** With the careful planning controls over Hot Food Takeaway establishments, we have been careful to assess the proposal against this guidance.
- 6.2** Location is a key factor to the proposal both from planning authority and from a commercial viewpoint for the owner. This area of Gwersyllt is a mixed residential/commercial use with the houses and commercial units surrounding our unit.
- 6.3** Proximity to local schools has become a factor when determining planning applications. Although Gwersyllt Community Primary School falls within 400m of our site, we do not believe our hot food take-away will cause any detrimental effect. With the age of pupils being aged 4 to 11 years of age, they are not allowed to leave the school grounds during the day. While the proposal aims to be open after school hours, the majority of primary school children are met by parents. Therefore the control will be with the parents, to ensure that the food choices of children is monitored and controlled.

7. Environmental Sustainability

- 7.1** It is thought the change of use will not affect the environmental sustainability of the immediate locality.
- 7.2** This development can be considered as sustainable as where new materials are to be used for the conversion, materials are to be locally sourced. Therefore, no long distance transportation will be required.
- 7.3** The conversion will be fitted with lighting outlets which takes lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the room has 100% of efficient light fittings.
- 7.4** A general waste bin will be located within the customer waiting/sitting area. Should customers wish to eat within the unit; the waste bin will allow all rubbish to be disposed of suitably.

8. Conclusion:

- 8.1** The street scene is to remain unaltered with the exception of changing a sign. Therefore, we feel that the conversion from a shop would not detract from the appearance of the street scene.
- 8.2** The works that is to be done will keep the buildings external appearance intact, whilst providing a new service within the building.
- 8.3** Many businesses are closing and not being replaced, so the support of Wrexham Council in these difficult economic times will allow the new owner start up their business ambitions.
- 8.4** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

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

Rev A: S.M.E – 25/06/18