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Design and Access Statement



Statement prepared for:

Mr N Kaya

59 Idwal

Plas Madoc

Wrexham

Statement required for:

Change of opening times at

Take Away on Llangollen Road, Acrefair, Wrexham, LL14 3RP.

Design

0. Brief

0.1

We have been employed by Mr. N Kaya, acting on behalf of change of opening times at his take away in Acrefair.

0.2

The recently converted take away is well supported within the local community but the existing opening times are not suited within this area.

0.3

The existing opening times are:

- Monday-Friday: 12:00pm – 23:00pm
- Saturday: 12:00pm – 23:00pm
- Sunday & Bank Holidays: 12:00pm – 23:00pm

0.4

The proposed opening times are:

- Monday-Thursday: 12:00pm – 00:00am
- Friday – Sunday & Bank Holidays: 1:00pm – 01:00am

0.5

There are two other Take-Away establishments within the area who have opening hours later than that currently granted to our Client. Therefore, the increase in hours will ensure our Clients business is comparable and can offer a similar level of service to the existing businesses.

1. Assessment

1.1

The unit is adjacent to a series of traditional semi-detached and terraced houses to the right hand-side, all constructed with Ruabon Red brick. The unit forms a semi-detached unit. While the upper floor is similar in appearance to the adjacent dwelling, the ground floor is dominated with the glazed shop frontage and signs. To the left hand-side of the unit an old chapel is being used for commercial purposes with re-cycled kitchens and the competing newsagent adjacent to this, further along the street scene, a public house ends the row prior to the junction with King Street, leading to Cefn Mawr.

1.2

Parking to the unit is poor as for any of the houses or units along this stretch of road. Directly opposite is the junction which leads to a public car park. While the car park is widely used, each visit to the site has found that the car park has always provided sufficient free spaces for several other cars.

1.3

Other take-away food establishments currently trade in the adjacent village of Cefn Mawr, however, nothing existing along this stretch of road.

1.4

With the highway through Acrefair being a main route through to the popular village of Llangollen, the food enterprise has prospered.

1.5

The original approval for this takeaway was gained following a planning appeal. Conditions were written in the appeal documentation. Condition 2 relates to no seating area for the approved shall be provided within the premises. Following the opening of the premises a wide variety of people were found to be using the facility, from elderly people to young children. Our Client wishes to cater for all individuals the proposal is to introduce a seating/waiting area for elderly/disabled customers while they wait for food. No tables will be provided and food is not to be consumed on the premises.

1.6

Within the appeal decision documentation Condition 4 relates to the Opening hours between:

1600-2300 Mondays –Fridays

1200-2300 Saturdays-Sundays & bank holidays.

Following the opening of the premises at these hours our client has found it difficult to make a living and provide a similar service to his main competitors. The proposed opening times will ensure this new business is given the opportunity to compete with its competitors and ensure a foundation is set for its future.

2. Character

2.1

A traditional street scene made up of a combination of terraced and semi-detached dwelling, similar to the adjacent villages of Ruabon, Cefn Mawr and Trevor.

2.2

Areas dominated with tall elevations made up of Ruabon Red brickwork. Long tall windows with painted stone cills are common place to dwellings. Front doors tend to have additional fan lights above to line through with the heads of the taller windows.

2.3

Variation is provided by the commercial units, occasion rendered property together with bay and gable features of the end units to the terraces.

3. Community Safety

3.1

While the take away benefits from a good roller shutter security guard to the front, the rear is similar to a domestic dwelling.

3.2

With its own side pathway, access to the rear is easy from the front pavement. Natural surveillance of this area is extremely restricted from other units and nearby dwellings.

3.3

The daily activity of the running enterprise keeps opportunists away and will ensure that this area does not become an ideal meeting place for youths.

4. Movement to, from and within the site

4.1

Many of the local residents would use vehicles to visit and carry their purchases back to their homes. However, it is known that there is an equal divide between foot and vehicular traffic.

4.2

The unit is in an optimum position for traffic users being directly opposite the public car park, along with the existing yellow lines directly outside the take away, prevents vehicles parking on the kerb or highway.

4.3

As well as good pavements in both directions, a traffic light controlled pedestrian crossing is position in close proximity to the site. This ensures good safety throughout the day and in the lower light conditions of evenings for customers to use the car park and cross the road in complete safety.

4.4

As many takeaways do in the area, a delivery service is provided to customers. It is regulated by the use of 1 driver, at peak times a second driver may be required for a period of a couple of hours this will ensure the impact to local residents is minimal in comparison to the traffic that passes by, being a main route to Llangollen from Wrexham and surrounding villages.

5. Accessibility

5.1

The takeaway is extremely accessible for a number of local households in the vicinity. Our client is providing a service to the community and is making a living from doing this.

5.2

As with most takeaways a telephone and pick up service is available ensuring people aren't parked up using the car parking facilities for long periods of time.

5.3

Access to the shop is provided via level threshold ensuring the takeaway can be accessed by those who may suffer disabilities and aren't able to negotiate steps up into a building.

6. Environmental Sustainability

6.1

It is not thought the take away will affect the environmental sustainability of the immediate locality.

6.2

A general waste bin is located near the car parking area to where customers will park to access the shop. Should customers wish to eat in their vehicles the waste bin will allow all rubbish to be disposed of. A litter bin has also been provided outside the premises in accordance with item 5 on the planning inspectorates report.

6.3

It has been discussed that our client allows for reclining of cardboard/paper & plastic/glass containers as well as the possibility of having a food waste bin. This would ensure the take away falls in-line with the local authorities scheme for residential dwellings to recycle as much as possible, ensuring the takeaway becomes as sustainable as possible.

7. Conclusion

7.1

By allowing this proposal to take place, the local residents will be a lot more suited to the change in opening times.

7.2

Many businesses are closing and not being replaced so the support of Wrexham Council in these difficult economic times will allow both the building owners and the tenant to maintain their business ambitions.

7.3

The take away provides an additional service within this area.

7.4

The proposed opening times will benefit both the owners and the customers by targeting specific times. Overall the take away opening times are actually being reduced.

*Document Prepared by:
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on behalf of
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Revision A