

Design and Access Statement

22 High Street, Rhosymedre, Wrexham LL14 3YE

Change of use application

The proposal is to return a former hair dressers shop to a residential living room.

The Victorian terrace house was amended decades ago to provide a hair dressing shop contained within a single room at the front ground floor of the property. The shop has not been used for several years so the owner is seeking permission to convert the shop space into a living room.

Access to the property is made from High Street through a front door with a low threshold providing reasonable wheelchair access.

The bin is stored in the back yard in a designated area which has a right of way access to High Street via a passageway between Nos. 23 & 24.

There is no on site **parking** although there is a resident car park across High Street.

The only change to the existing plan is that the former shop becomes a living room and the shop front is replaced with a window and door to match the adjacent terraced houses.

Conversion of the shop area to residential use will ensure investment into the property and extend its life in good condition providing a **sustainable** contribution to the future of the neighbourhood.

The proposal for a similar frontage to other properties in the terrace is in keeping with the **character** of the area.

Removal of the shop use is likely to reduce the number of vehicles stopping in front of the shop to drop off/collect customers and improve **community safety** in the narrow High Street.

Movement to and from the premises will be reduced by the proposal relieving traffic pressure on High Street.