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Design and Access Statement **Rev A**



Statement prepared for:

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31 Ruabon Road,
Wrexham,
LL13 7NY.

Statement required for:

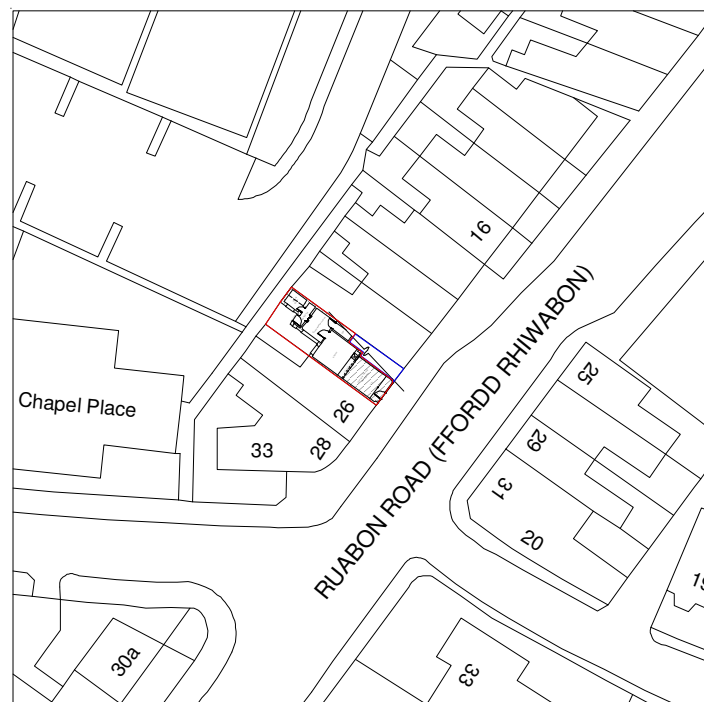
Change of use from existing shop to hot food take-away establishment at 24 Ruabon Road,
Wrexham, LL13 7PB.

1. Brief:

- 1.1** We have been approached by our client to seek the permission needed for conversion of shop to form hot food take-away establishment.
- 1.2** The shop has been closed for some time due to other local shops in close proximity. The shop is currently vacant and being used as a storage facility for our client.
- 1.3** The owners of the property have realized that with repeated tenants failing to succeed, the best alternative was to offer the unit for a different use.
- 1.4** Our client is intending to have the following opening times for the hot food take-away:
- Monday-Friday: 09:00am – 22:00pm
 - Saturday – Sunday & Bank Holidays: 09:00am – 22:00pm

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

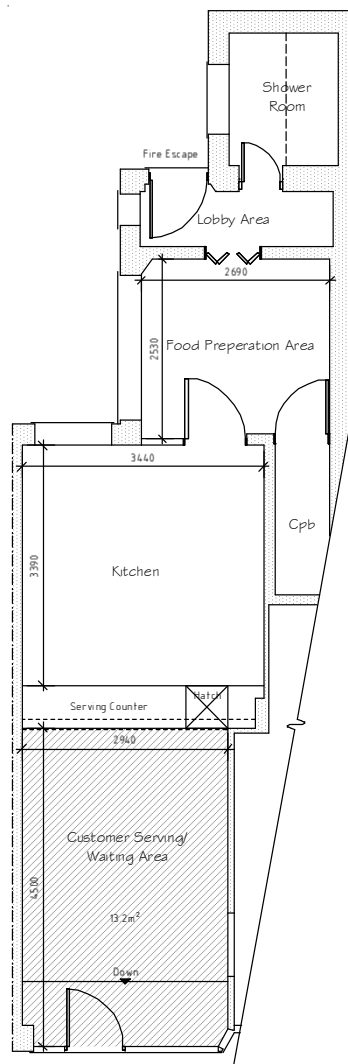
- 2.1** The existing access for the shop is the pedestrian access off Ruabon Road and is to remain as existing for the change of use.
- 2.2** Ruabon Road is located in the popular town of Wrexham and is approximately a 10 minute walk from the town centre. There are good pedestrian footways and crossways leading into the town centre.



1. Proposed Site Plan

- 2.3** Wrexham is a major town, which is surrounded by many villages, creating an ever growing county.
- 2.4** The A483 is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound), this means the site is easily accessible via car to the major city and town of Chester and Oswestry respectfully.

- 2.5** Wrexham has plenty of public transport facilities, which include rail and bus services. There are bus routes that stop on Ruabon Road. This will mean the staff and the customers to the hot food take-away can access the site without the aid of a car.
- 2.6** There is existing short stay parking facilities on the road, directly outside the shop unit. This is ideal for the conversion of a take-away establishment 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 mainly terraced houses with a few semi-detached dwellings dotted along the road.
- 3.2** Variation is provided along the street scene by the commercial units, bays and gable features to some of the terraces.
- 3.3** The dwelling, along with majority of the buildings in the surrounding area, are constructed from Ruabon Red Brickwork. This is a locally sourced brickwork that was available for decades from the former Ruabon Tileries on Hafod Road, Ruabon.



2. Proposed Floor Plan

4. Appearance:

- 4.1** The unit is part of a series of traditional terraced houses, all constructed with Ruabon Red brick. The unit is similar in appearance to the adjacent properties with the ground floor being dominated with a glazed shop frontage and signs. This is remain as existing.
- 4.2** At first floor level, the principle elevation is residential in appearance as this floor have been converted to an apartment. This is a common situation occurring on properties within the immediate vicinity of our site.

5. Community Safety

- 5.1** According to information available to the general public there has been 56 crimes reported in the vicinity for the month of January 2015. 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.
- 5.3** The change of use would improve the natural surveillance of the unit due to the disused shop will be occupied if converted.

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 Wrexham is a mixed residential/commercial use with the houses and commercial units surrounding our unit.
- 6.3** While proximity to local schools has become a factor when determining planning applications, Victoria County Primary School which falls within 400m of our site, we do not believe 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 serving/waiting area. Should customers wish to eat within the waiting area, the waste bin will allow all rubbish to be disposed of suitably.

8. Conclusion:

- 8.1** The adjacent property is currently being used as a fast food take-away establishment. 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 our client to maintain 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 – 02/04/2015