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Design and Access Statement



Statement prepared for:

Mr N Kaya

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Statement required for:

Replacement change of use of existing newsagent to Hot Food take-away establishment at The former Village Store, Acrefair, Wrexham.

Design

0. Brief

0.1

We have been employed by Mr N Kaya acting on behalf of new business which he is forming to provide take away food from the previous Village Stores in Acrefair.

0.2

The existing newsagent recently closed due to competition in the area by both the existing newsagent in close proximity and the newly constructed Tesco in Cefn Mawr.

0.3

As the remaining newsagent offers both Paypoint and the lottery the existing business was not able to secure these services. This puts pressure on any newsagent opening in close proximity as these services draw in much of the custom.

0.4

The owners of the property have realized that with repeated tenants failing to succeed, and with the new Tesco being opening, that the best alternative was to offer the unit for a differing use.

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 is expected to prosper.

1.5

This will prevent an empty unit falling into a state of dis-repair and become an unsightly addition to the well-kept street scene.

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 tending 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.

2.4

Other than alterations to the signage, no other external works are proposed by way of the change of use, other than an external galvanized steel flue which is to serve the new kitchen. This is to be located on the side elevation set behind an existing extension, therefore obscured from the street scene.

2.5

An additional litter bin is to be provided to the front of the unit to ensure that any customers who consume food at the front rather than taking away will not add unsightly litter to the street scene. While the litter bin may encourage customer to unwrap food the benefits of keeping the area litter free overshadow this fact.

3. Community Safety

3.1

An empty unit is often a place of attention for crime and vandalism. While the shop 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

While the previous newsagent supplied goods to local residents many would use vehicles to visit and carry goods back to their homes. This pattern is expected to be repeated with the new business with a similar divide between foot and vehicular traffic.

4.2

The unit is in a better position than the other units for traffic users being directly opposite the public car park, therefore this is expected to be used which together with the existing yellow lines will prevent 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 will ensure 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.

5. Local Planning Guidance Note 9 – Hot Food Take-aways

5.1

With the careful planning controls over Hot Food Takeaway establishments, we have been careful to assess the proposal against this guidance.

5.2

Location is a key factor to the proposal both from planning authority and from a commercial viewpoint for the owner. This area of Acrefair is a mixed residential / commercial use with the houses to the right hand side and all commercial units to the left. The change of use from a newsagent will prevent the two newsagents doors apart competing with each other and provide variety of service to local residents.

5.3

While proximity to local schools has become a factor when determining planning applications Acrefiar County Primary School, which falls within 400m we do not believe will cause any detrimental effect. With the age of pupils being aged 7 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.

5.4

The previous newsagent sold cakes, ice cream and confectionary which is a more likely treat to a young child rather than food. Therefore the removal of these items will ensure that children are less likely to snack on the journey from school.

6. Conclusion

6.1

By allowing this proposal to take place, the street scene will be maintained and not allow a prominent building to fall into a state of disrepair.

6.2

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

6.3

Two newsagents / general stores on the same street does not benefit the surrounding neighbours and a different business by way of food take-away will provide variation to the services offered.

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