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Design and Access Statement



Statement prepared for:

7 Lloyds Lane,
Chrik,
Wrexham.
LL14 5NH.

Statement required for:

Change of use of land and erection of Honesty box in retrospect.

1. Brief:

1.1 We have been approached to obtain permission for an honesty box at 7 Lloyds Lane following receipt of an enforcement letter from the LPA.

1.2 The proposal is very small scale development, with an honesty box which generates a very modest income for the applicant.

1.3 Within the honesty box is a tin to pay for the goods, which is as you would expect.

1.4 Unlike many honesty boxes the owner can proudly display a 5 star hygiene rating which puts members of the public at ease when purchasing from the box.

1.5 The box occupies an area of approximately 1.3m^2 which as noted is extremally small scale, something that would almost always fall under permitted development rights.



1. As Built Site Plan

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

2.1 The application site is located on Lloyds Lane, Chirk within the county borough of Wrexham.

2.2 As with many honesty boxes these are accessed by locals on foot, there are excellent pedestrian footpaths in the vicinity linking the village to the application site. Should anybody decide to visit

the site by private car, opposite the site there is a large public layby providing off street car parking, this produces ample off street parking.

2.3 Although the village has great links to a wider road network, public transport etc these benefits should really not be mentioned or considered for this type of application, due to its purpose the serve the immediate local vicinity.

2.4 As described in 2.2 of this document should any persons visit the honesty box via a private car there is a large layby opposite the site where vehicle users can safely park off the highway visit the honesty box and leave safely. An image of this layby is provided below.



2. Layby for Safe Parking

2.5 Although positioned on the site frontage the honesty box doesn't affect the safety of access points to neighbouring properties with their visibility splays compliant with the recommendations set out in the manual for streets.

3. Character:

3.1 There are various architectural designs and periods of construction in Chirk. A number of different facing materials have been used within the town from brick & tile to render & slate. The existing property occupying the site has facing materials of brick walls with elements of render and tiled roofs.

3.2 7 Lloyds lane is a modest semi-detached bungalow that has a first floor within its roof, there are several dwellings of the same design and layout along the street opposite Ysgol a Waun.

3.3 Ysgol Y Waun is a typical 50-70s styled structure which serves the children from the village. The building has occupied the street for many years and provides a positive addition to the street scene.

4. Appearance/Design Principles & Concepts.

4.1 The Honesty Box has been positioned allowing members of the public to access the box off the public footpath within the properties splayed entrance, this location provides the least disruption to the neighbouring properties with side windows present on each of the properties. A location further into the site would affect the properties privacy but could be done under permitted development rights.

4.2 The Honesty box is of timber construction with feather board external skin and sheeted roof the box is approximately 1m in height as noted on scaled drawings provided in support of the application.

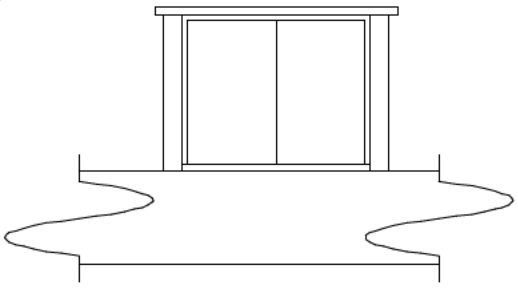
4.3 Below we have provided a typical honesty box photograph and a description of what an honesty box is to provide the concept and principles in terms of the design.

"An honesty box, or honour box, is a small, unstaffed container with goods such as homegrown produce, baked goods, or flowers, where customers leave payment in cash based on the honour system"

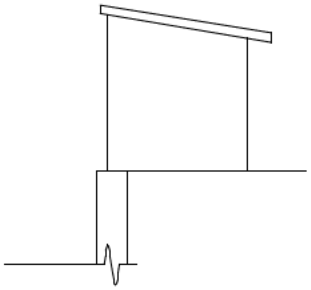


3. Typical honesty box

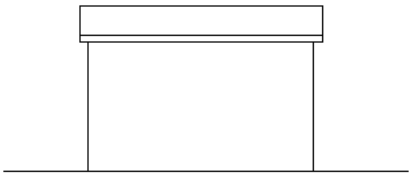
4.4 Taking the above design, principles on board the applicant has constructed his own box an located it opposite a public access point (pedestrian footway).



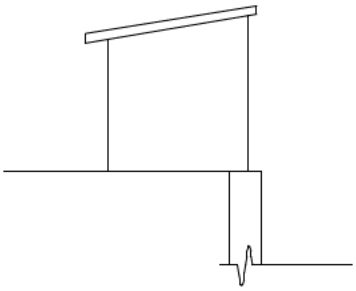
Front Elevation 1:25



Side Elevation 1:25



Rear Elevation 1:25



Side Elevation 1:25

4. Elevations of Honesty Box

5. Community Safety

5.1 According to information available to the general public there has been 33 crimes reported within vicinity of our site for the month of June 2025. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the addition of a honesty box would see an increase in these crime figures.

6. Environmental Sustainability

6.1 Having been constructed from timber the structure is sustainable.

6.2 Honesty boxes are intended for locals to purchase from and not necessarily by private vehicle which makes this type of development sustainable especially given its central village location.

7. Local And National Polices.

7.1 The proposed development is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

8. Conclusion:

8.1 Its extremely difficult to understand why the local LPA would look at such a small scale development negatively, as described within this document the site is approximately 1.3m^2.

8.2 While we understand the reasoning an application is required we can confirm the site is not a shop, it is an honesty box simply selling goods that are made by the applicant which generates a modest amount of income and is unmanned.

8.5 We feel this planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd.