

DESIGN AND ACCESS STATEMENT

5 Market Square, Llay, Wrexham LL12 0SA

The opening hours for the existing Class A1 use is 10am to 10pm.

Current access is via front door measuring 915mm wide. There is a small step from pavement level which I am happy to replace with a ramp if required. See attachment 'D'.

Rear access is via a door measuring 840mm wide which opens directly onto the car park.

Circulation area of Retail floorspace is 31.85 sq metres (6.5m x 4.9m)

Office area – 11.55 sq metres (3.5m x 3.3m)

Staff Kitchen/ Stores – 9.45 sq metres (3.5m x 2.7m)

Staff Toilet – 2.64 sq metres (2.2m x 1.2m)

Diagonally opposite the premises are parking spaces for 5 vehicles. See attachment 'B'.

There are no restrictions to on-street parking around the whole of Market Square and adjoining streets with two parking spaces immediately outside the premises and directly across the road. See attachment 'C'.

It is anticipated that the Change of Use will decrease the flow of commercial traffic to the residential area as the requirement for regular trade deliveries to the premises will be removed. Similarly we do not anticipate any increased parking requirement will be necessary as the premises will continue to serve local residents.

The staff parking requirement is estimated to be a maximum of two vehicles at any one time. It is intended that staffing will be from within the community which would reduce this figure further.