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Design and Access Statement



Statement prepared for:

Mr. Arek Chelpa

55 Chester Street,
Wrexham,
LL13 8BA

Statement required for:

Proposed change of use for 55 Chester Street to Class E(b), facilitating the extension of the existing Safar restaurant through the merging of the two units.

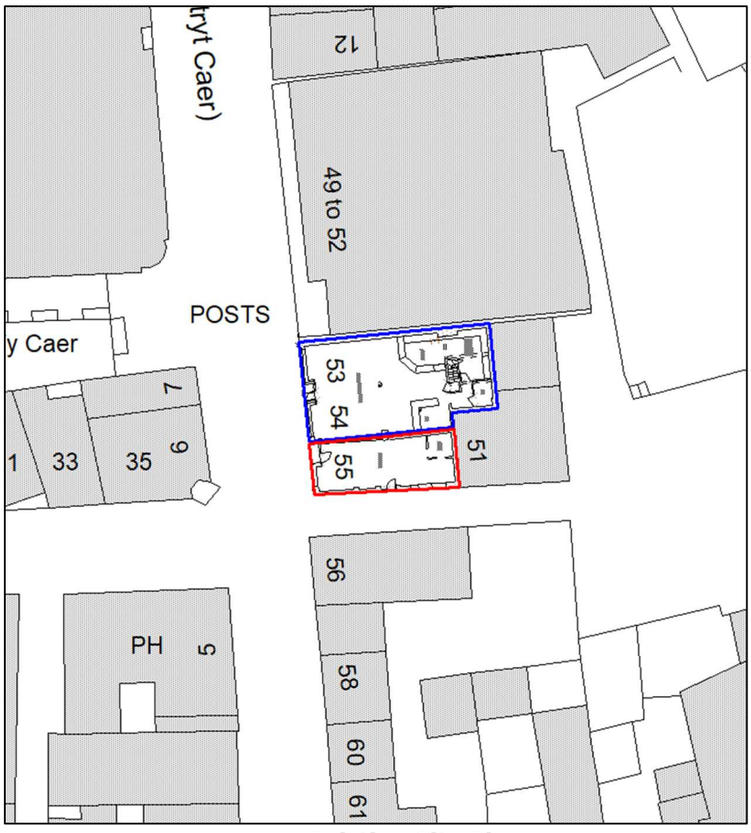
1. Brief:

1.1 We have been employed by our client to prepare a planning application for the change of use of the vacant unit, formerly a veterinary surgery, to form an extension of the neighboring restaurant Safar.

1.2 The proposal put forward ensures use of an empty unit within Wrexham city centre and is aimed at supporting the local economy and the client's business.

1.3 The change of use to this building will allow the whole building to be brought back into use.

1.4 Following the continued success and strong local support for the Safar restaurant, the proposed conversion of this unit to facilitate its extension is considered both appropriate and well justified. The expansion would enable the business to better meet customer demand while making more effective use of the adjoining space.



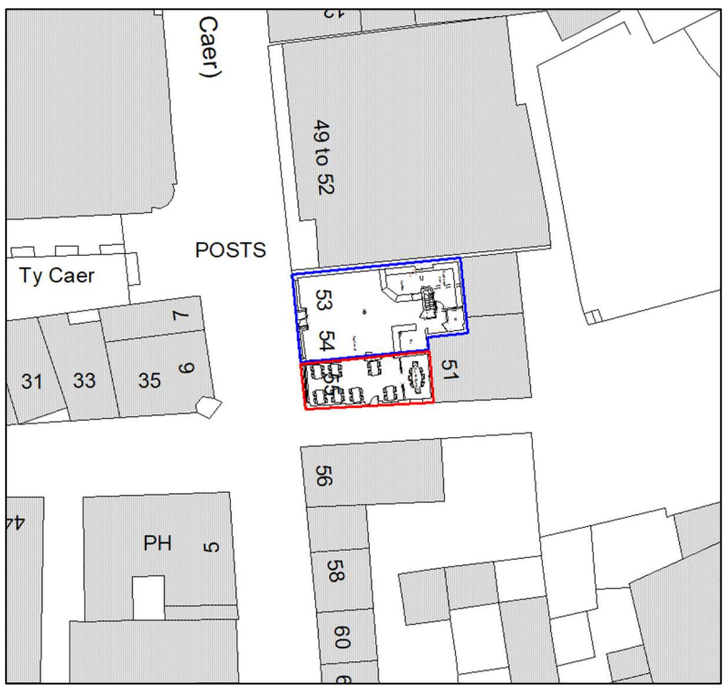
1. Existing Site Plan

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

2.1 The site is located on Chester Street within Wrexham town centre, benefiting from established access to the surrounding highway and pedestrian network.

2.2 The site is highly accessible by foot, with direct connections to surrounding streets, shops and services within the town centre.

2.3 No changes are proposed to the existing access arrangements, as the development relates to the internal reconfiguration and merging of two units.



2. Proposed Site Plan

2.4 The location is well served by public transport, including nearby bus routes and Wrexham General and Wrexham Central railway stations.

2.5 No additional parking provision is required as part of the proposal, given the town centre location and existing parking facilities in the surrounding area.

2.6 The proposal is not expected to result in a significant increase in vehicle movements, as it represents an extension of an existing restaurant use.

3. Character:

3.1 The site is located within Wrexham town centre, characterised by a mix of commercial uses including retail, food and drink, and other Class E premises.

3.2 The proposed change of use and extension of the existing Safar restaurant is compatible with the established commercial character of the area.

3.3 The merging of the two units will consolidate the use into a single, cohesive premises without altering the overall character of the street.

3.4 The proposal supports the vitality and viability of the town centre by enabling the expansion of an existing business.

3.5 The use as a restaurant aligns with surrounding uses and contributes to the active frontage along Chester Street.

4. Appearance/Design Principles & Concepts.

4.1 The proposal will unify the external appearance of the two units to create a consistent and cohesive frontage.

4.2 The majority of the buildings structure will be retained with access formed within the wall separating the two units as indicated on the proposed plans.

4.3 Externally facing materials are to be renewed to match existing style of the Safar restaurant.

4.4 As existing the external appearance of the building is unsightly due to its vacant circumstance. Renewing the exterior of the building will vastly improve the appearance of the street scene.



3. Proposed Front Elevation

5. Community Safety

5.1 According to information available to the general public there has been 82 crimes reported in LL13 8BA for the month of March 2026. The crimes reported vary from Violence and public order to anti-social behavior. This information has been obtained from the Police website (www.Police.uk)

5.2 The development will not introduce any features that would give rise to safety or security concerns.

5.3 The proposed development would deter vandalism as it would be open daily. The site is likely to be occupied on a regular basis compared to the existing vacant site.

6. Environmental Sustainability

6.1 It is thought the change of use will not affect the environmental sustainability of the immediate locality.

6.2 This development can be considered as sustainable as it is reusing an existing building rather than demolishing it.

6.3 The proposed conversion will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the restaurant has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.4 The town centre location encourages sustainable travel patterns, with good access to public transport and local amenities.

6.5 The proposal supports the continued use of an existing commercial unit, contributing to the long-term sustainability of the town centre.

7. Local and National Polices.

7.1 The proposal accords with national planning policy, including Planning Policy Wales (PPW), which supports town centre uses and the reuse of existing buildings.

7.2 The proposal complies with Policy GDP1, as it respects the character of the site, provides appropriate access and parking, and does not adversely impact on surrounding amenity.

7.3 The development aligns with the sequential approach to town centre uses, directing main town centre functions such as restaurants to sustainable, central locations.

7.4 The proposal has been developed in accordance with national planning policy, including Planning Policy Wales and Technical Advice Note 6, which support the reuse of existing buildings in urban areas where appropriate.

8. Conclusion:

8.1 Supporting this application would assist in helping the clients business to thrive and develop, supporting the economy of the city centre.

8.2 Our proposal ensures that an existing building that is currently vacant and lacks purpose within the city, is well utilised and positively contributes to the local community.

8.3 We believe the Local Authority should support this application as we see no justifiable reasons to refuse the application which is to be sited on land currently deemed as commercial.

Document Prepared by:
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