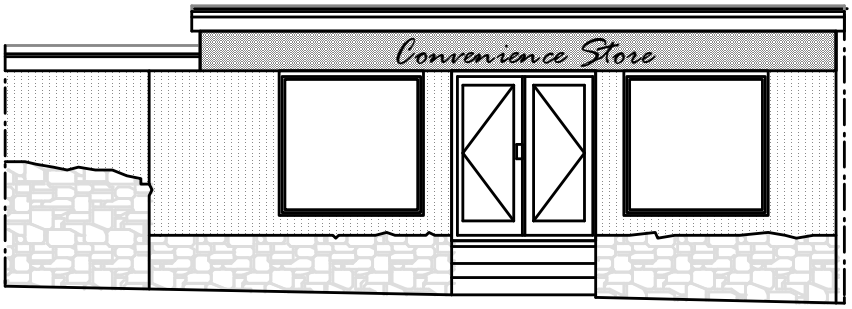
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Design And Access Statement



Statement prepared for:

Change of Use of Outbuilding to Convenience Shop

1. Brief

This Design and Access Statement has been prepared in support of a planning application for the conversion of an existing outbuilding into a small convenience store within the settlement of Froncysyllte.

The proposal seeks to provide a modest retail facility that will serve the day-to-day needs of local residents whilst making effective use of an existing building. The development represents the adaptive reuse of an underutilised structure, reducing the need for new construction and contributing to the vitality of the local community.

The proposal has been designed to retain the character of the existing building, requiring only limited external alterations necessary to facilitate its new use. The intention is to create an attractive, functional and accessible retail premises that integrates successfully within its surroundings.

2. Access and Movement to and from the Site

The site benefits from established access arrangement that will continue to serve the proposed development.

Pedestrian access will be provided via a new entrance, allowing safe movement between the public highway and the convenience store. The proposal encourages local residents to access the premises on foot due to its location within the village, reducing reliance on private vehicles for everyday shopping.

Vehicle access will utilise the existing layby, which means no need for any alterations. Existing parking arrangements will be retained, with consideration given to customer convenience and operational requirements.

The internal layout has been designed to provide straightforward circulation for customers and staff. Entrance thresholds will have sufficient door widths and internal manoeuvring space to improve accessibility for people with mobility impairments and those using pushchairs.

The proposal has been developed with due regard to the principles of inclusive design and aims to provide safe and convenient access for all users.

3. Character

The proposal respects the established character of Froncysyllte and seeks to preserve the appearance of the existing building through sensitive conversion rather than demolition and redevelopment.

The modest scale of the convenience store reflects the surrounding built environment and complements the village setting. The proposal supports the continued use of an existing building while providing an important local service that contributes positively to the community.

Froncysyllte is a well-established village located to the south-west of Wrexham, characterised by a mix of historic buildings, traditional residential properties, local businesses and community facilities. The village has a strong sense of identity, largely influenced by its industrial heritage and its association with the Pontcysyllte Aqueduct and Canal World Heritage Site. Whilst the application site is not intended to compete with these heritage assets, the proposal has been designed with due regard to the wider character of the settlement.

The built form within Froncysyllte comprises a varied mix of traditional brick and stone buildings, rendered properties and more modern development, creating a diverse yet cohesive village character. Existing buildings generally reflect modest scales and simple architectural forms that contribute positively to the streetscene.

Overall, the proposal responds positively to its context by retaining the existing building, respecting the established village character and delivering a modest development that integrates successfully within its surroundings.

4. Appearance

The external appearance of the building will remain largely unchanged.

Any new openings, shopfront elements or signage will be carefully designed to respect the scale and proportions of the existing structure. Materials will be selected to complement those already present on the building, ensuring a cohesive appearance that sits comfortably within the surrounding area.

External lighting will be kept to a minimum and designed to avoid unnecessary light spill, protecting neighbouring properties and maintaining the rural character of the locality.

Overall, the proposal delivers a high-quality conversion that enhances the appearance of the existing building without introducing visually intrusive features.

5. Community Safety

Community safety has been considered throughout the design process.

The introduction of an active commercial use will increase natural surveillance of the site, particularly during normal trading hours, contributing positively to the security of the surrounding area.

External lighting will be appropriately designed to improve visibility whilst avoiding excessive illumination.

Where appropriate, the development will incorporate secure doors, windows and locking systems that meet modern security standards. The layout has been designed to provide clear visibility at entrances and minimise concealed areas, helping to discourage anti-social behaviour.

The proposal aligns with the principles of designing out crime through good design, surveillance and management.

According to Police.uk website there have been 11 crimes reported in the month of May 2026. There is no reason to believe the introduction of a commercial premises would see an increase in these figures.

6. Planning Policy

The proposed conversion of an existing outbuilding into a small convenience store has been designed having regard to national planning guidance and the policies of the **Wrexham Unitary Development Plan (UDP)**.

The proposal supports the overarching objectives of **Planning Policy Wales (Edition 12)** by promoting the sustainable reuse of an existing building, reducing the need for new development on greenfield land, and supporting access to local services within an established settlement. The development also reflects the placemaking principles set out in national planning policy by making efficient use of existing built assets and contributing positively to the local community.

Within the Wrexham UDP, the proposal accords with the general principles of sustainable development and good design. The development represents the beneficial reuse of an existing building and avoids unnecessary demolition or extensive new construction. The proposal has been designed to respect the character and appearance of the surrounding area, ensuring that the scale, form and external appearance of the building remain sympathetic to its village setting.

The proposal is considered to accord with the objectives of **Policy GDP1 – General Development Principles**, which seeks to ensure that development:

- Is compatible with the character and appearance of the surrounding area.
- Does not unacceptably affect the amenities of neighbouring occupiers.
- Provides satisfactory access and parking arrangements.
- Promotes safe movement for pedestrians and vehicles.
- Does not create unacceptable impacts on the local highway network.
- Incorporates appropriate standards of design.

The proposal also supports the UDP's wider objectives of sustaining local communities by providing accessible day-to-day shopping facilities within Froncysyllte. By locating a small

convenience store within the village, residents are able to access essential goods locally, reducing the need to travel to larger settlements and encouraging more sustainable travel patterns.

As the proposal involves the conversion of an existing building rather than substantial new development, it represents an efficient use of previously developed land and existing building stock. The scheme preserves the character of the site while bringing an underutilised building into productive use, contributing positively to the local economy and vitality of the village.

Overall, the proposal is considered to comply with the relevant provisions of the Wrexham Unitary Development Plan and national planning policy. It represents sustainable development that balances economic, social and environmental objectives while respecting the character of Froncysyllte.

7. Environmental Sustainability

The proposal represents a sustainable form of development through the reuse and adaptation of an existing building, significantly reducing the environmental impact associated with demolition and new construction.

Retaining the existing building conserves embodied carbon while minimising construction waste.

Where practical, improvements will be made to the thermal performance of the building through enhanced insulation, energy-efficient glazing where appropriate, and modern heating and lighting systems. Low-energy LED lighting will be installed throughout the premises.

The village location allows many customers to reach the store on foot or by bicycle, reducing vehicle journeys and associated carbon emissions.

Overall, the proposal demonstrates a commitment to sustainable development through efficient use of resources and support for local shopping.

8. Conclusion

The proposed conversion of the existing outbuilding into a small convenience store represents an appropriate and sustainable form of development.

The scheme makes effective use of an existing building, respects the character and appearance of the surrounding area, improves access for all users, enhances community safety and supports local planning objectives.

The proposal will provide a valuable local service for residents of Froncysyllte, encouraging sustainable shopping patterns while contributing positively to the local economy and community.

It is therefore considered that the proposed development constitutes a well-designed, policy-compliant and sustainable scheme that should be supported through the grant of planning permission.

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