

DESIGN & ACCESS STATEMENT

BORDER RETAIL PARK, WREXHAM, LL13 8NG

18980-DA01C | MAY 2024 | JT/DRW

Waypoint

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A	Boundary line revised	19.03.2024	JT	DRW
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CONTENTS

01 INTRODUCTION

Introduction 5

02 CONTEXT

Site Location 7
Identity 8
Built Form 10
Movement 11
Land Use 12

03 PROPOSALS

Design Principles 15
Proposed Elevations 16
Proposed Plans 17
Identity 18
Built Form, Land use, Movement & Landscaping 19

1.0 INTRODUCTION

1.1 INTRODUCTION

AIMS OF THE STATEMENT

This Design and Access Statement has been prepared by The Harris Partnership on behalf of Waypoint Asset Management, in support of a Full Planning Application for the erection of a new Costa Drive-Thru.

The aim of this Design & Access Statement is to describe how the design has been developed with an awareness of the site context and surroundings.

This statement has been prepared in reference to the 'National Design Guide', CABE's 'Design and Access Statements - How to Write, Read and Use Them', and the 'National Model Design Code'.

For information on the Planning Policies and Government Guidance relevant to the site and proposed development, please refer to the cover letter by Plande Planning Consultants which accompanies this Planning Application submission.

THE BRIEF

The proposal is to construct a high-quality commercial unit with a Drive-Thru facility, to sit within an underutilised area of car parking.

The new Costa Drive-Thru will improve activity in the proposed area of the site and complement the existing retail uses and offers. It will also create new job opportunities for local people.



Employment

Additional employment opportunities.



Regeneration

Activating the underutilised area of the car park.



Enhancement

The addition of a high-quality design will improve the entrance to the site.

2.0 CONTEXT

2.1 SITE LOCATION

The site is located in Wrexham, North Wales. It is situated between the welsh mountains and the lower Dee Valley, close to the English border in Cheshire.

Positioned around 600m from Wrexham City Centre, the site is a part of Border Retail Park, adjacent to the Tesco Petrol Station and Car Wash. The Park also features major establishments, including Wickes, Pets at Home, B&M, and Burger King.

Site Location



Site Location Map

2.2 IDENTITY

HISTORY, HERITAGE, CHARACTER & APPEARANCE

Wrexham, is a city and the administrative centre of Wrexham County Borough in Wales and it is situated in northern Wales. It is located approximately 70miles from Liverpool, approximately 140miles from Cardiff, around 75 miles from Birmingham and 5 miles to the English border in Cheshire.

The city's name is originated from the Anglo-Saxon era. Wrexham was the centre of the Industrial Revolution in the late 18th Century.

Wrexham is also very well know for its history and heritage. The area was greatly exploited for its coal, iron, lead and clay resources from the 17th century. It led to the development of important regional industries. The last deep mine to close was Bersham colliery in 1986 following the end of steel-making on the coast.

St Giles' Church It is Grade I listed and it is one of the finest examples of ecclesiastical architecture. The iconic 16th century tower is 163 feet high and it a local landmark that can be seen for miles around Wrexham.



The Talbot, City Centre



Welcome to Wrexham Mural on Crispin Lane



City Centre



St Giles' Church

CHARACTER & APPEARANCE

Wrexham City Centre showcases a remarkable range of architectural styles, encompassing Tudor, Gothic, Brutalist, and modern-contemporary designs. The variety of styles work closely together, offering a captivating blend of materials and intricate details.

The most prominent characteristic of the area is Border Retail Park, the site, is distinctly in a retail district with large warehouse-style units surrounded by residential areas mainly towards the North and East.



City Centre



City Centre



Difference styles



Chapel on Rhosddu Road



Border Retail Park



Houses on Vernon Street

2.3 BUILT FORM

DENSITY & SCALE

Wrexham's city centre is fairly dense compared to some other welsh urban areas. Most of the residential buildings around the city centre and the surroundings areas are 2 storey brick terraces, some semi-detached and in some areas there are few detached homes.

Wrexham also has many retail parks with large retail structures varying from 1 to 3 storeys high including the Eagles Meadow shopping Centre.

The proposed site location is close to many large retail buildings. The nearest are Wickes, Jollyes-Pets at Home and B&M, which are 2 storeys. Also within Border Retail Park there is a single storey Drive-Thru Burger King.



Residential house near the site



Eagles Meadow Shopping Centre, Wrexham



Tall structures around the site



Surrounding map

Proposed Site Location

2.4 MOVEMENT

Wrexham is well connected with easy links to A483 and A5156. The main access to the city centre is the A5152.

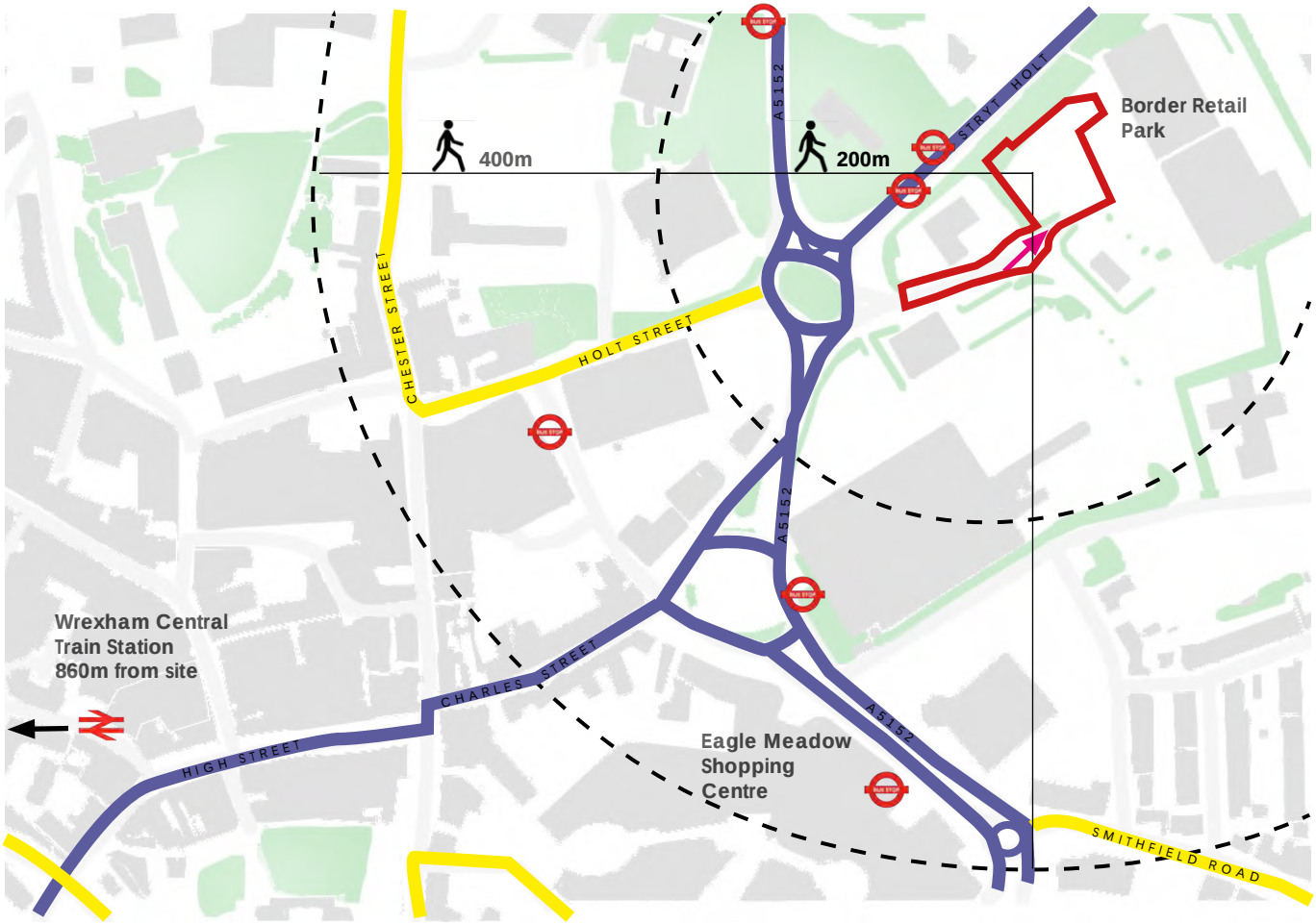
The Retail Park is accessed off a 5 way roundabout into a smaller road that leads to Border Retail Park and the Tesco superstore.

The nearest bus stop is on Stryt Hold, less than a 2 minute walk to the site.

Approximately 860m to the southwest of the site, Wrexham Central train station is located.

The site is located in Border Retail Park. The application boundary line includes access to the public highway.

Border Retail Park currently has 252 existing parking spaces including 15 Accessible parking spaces (DDA) and 3 waiting bays.



Transport Map

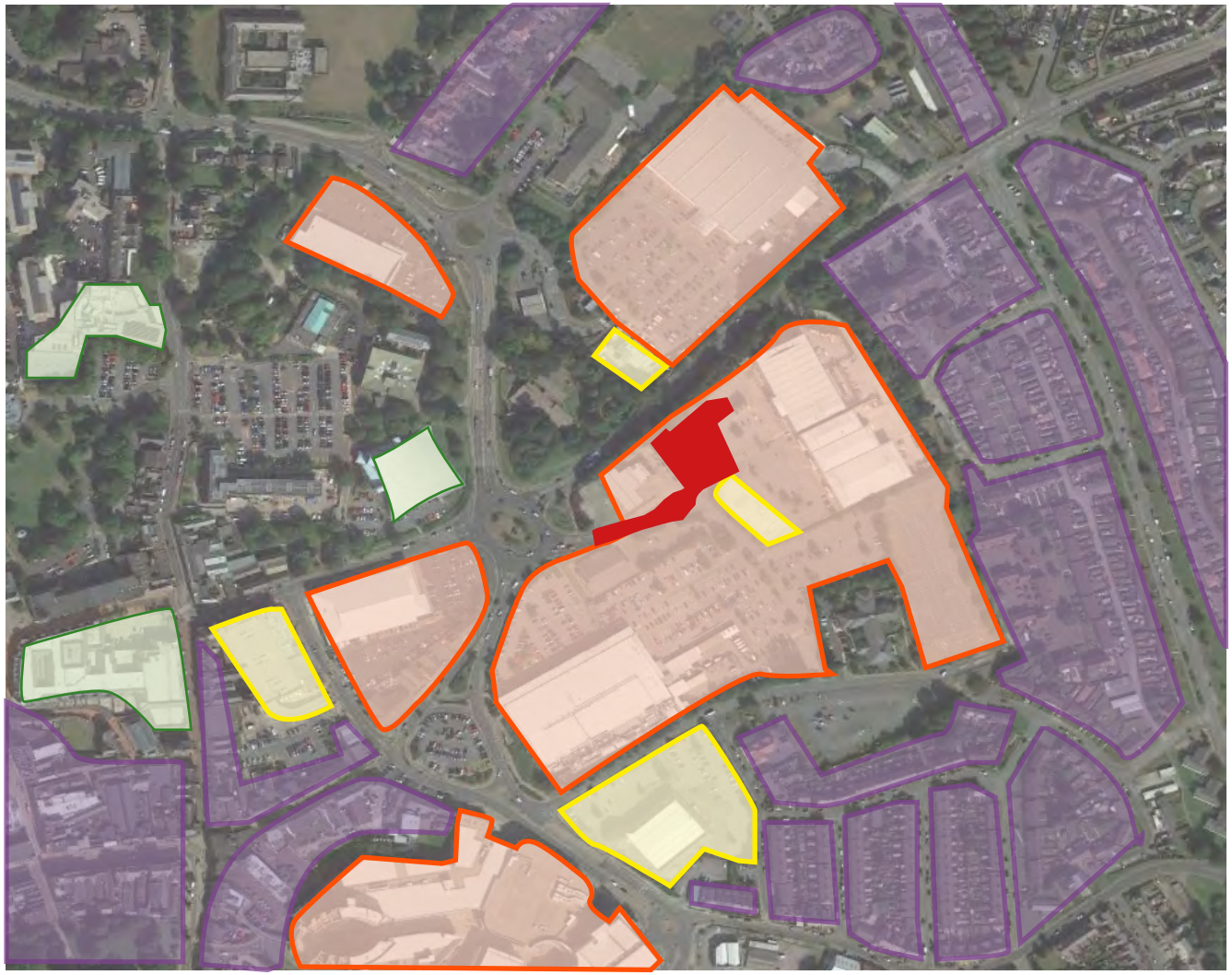
2.5 LAND USE

The surrounding land area has a significant presence of diverse commercial activities, for example: Use Class E, Use Class F, and Sui-Generis. The main supermarkets are Tesco, ASDA and Lidl. There also so some local learning and community areas such as the Alexandra C.P. School.

Local Drive-Thru units include Burger King in Border Retail Park and Starbucks in Asda's Car Park to the North.

Further away from the city centre area, a noticeable shift occurs in the land's predominant usage, from mainly retail to mainly residential.

The application line is 4,615 sqm (1.14 acres).



Use Class - Immediate Surroundings

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3.0 PROPOSALS

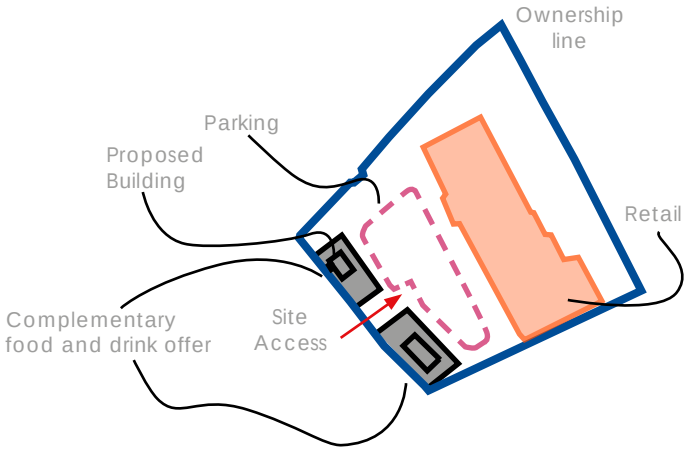
3.1 DESIGN PRINCIPLES

OVERVIEW

The proposal seeks to erect a Drive-thru unit, Sui Generis Use Class, within Border Retail Park, Wrexham.

The proposed building's tenant is Costa and the building design will follow the chain's standard design identity with a mono-pitched roof, footprint of 1,800 sqft and finished using high-quality materials.

It is proposed that 2 trees be removed as part of the development as they will be affected by the new proposed drive-thru lane. (Please refer to drawings 18980-110C and 18980-111C).



Safety & Security

Improve passive surveillance through enhanced active frontages and improved pedestrian paths for safer access.

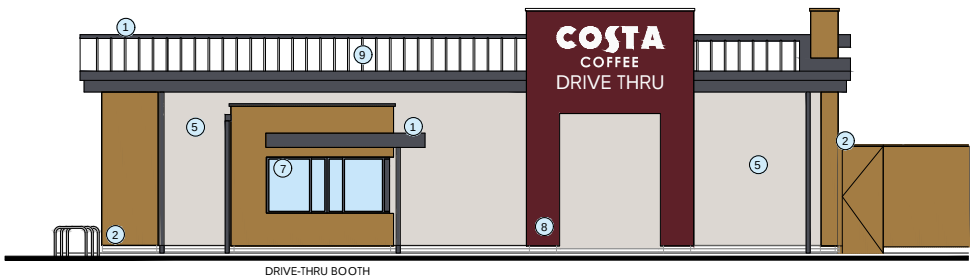
Balancing the Park

Retail on one side, Drive-Thru on the other and car park in between. Balanced site design with easy access to all area.

Enhanced Frontage

The Drive-Thru will improve the visual entrance to the retail park, with area for external seating creating a more human arrival.

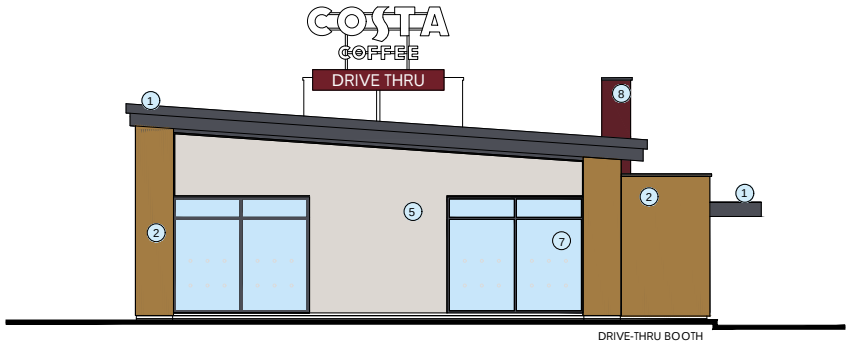
3.2 PROPOSED ELEVATIONS



01 PROPOSED WEST ELEVATION
1:100



01 PROPOSED SOUTH ELEVATION
1:100



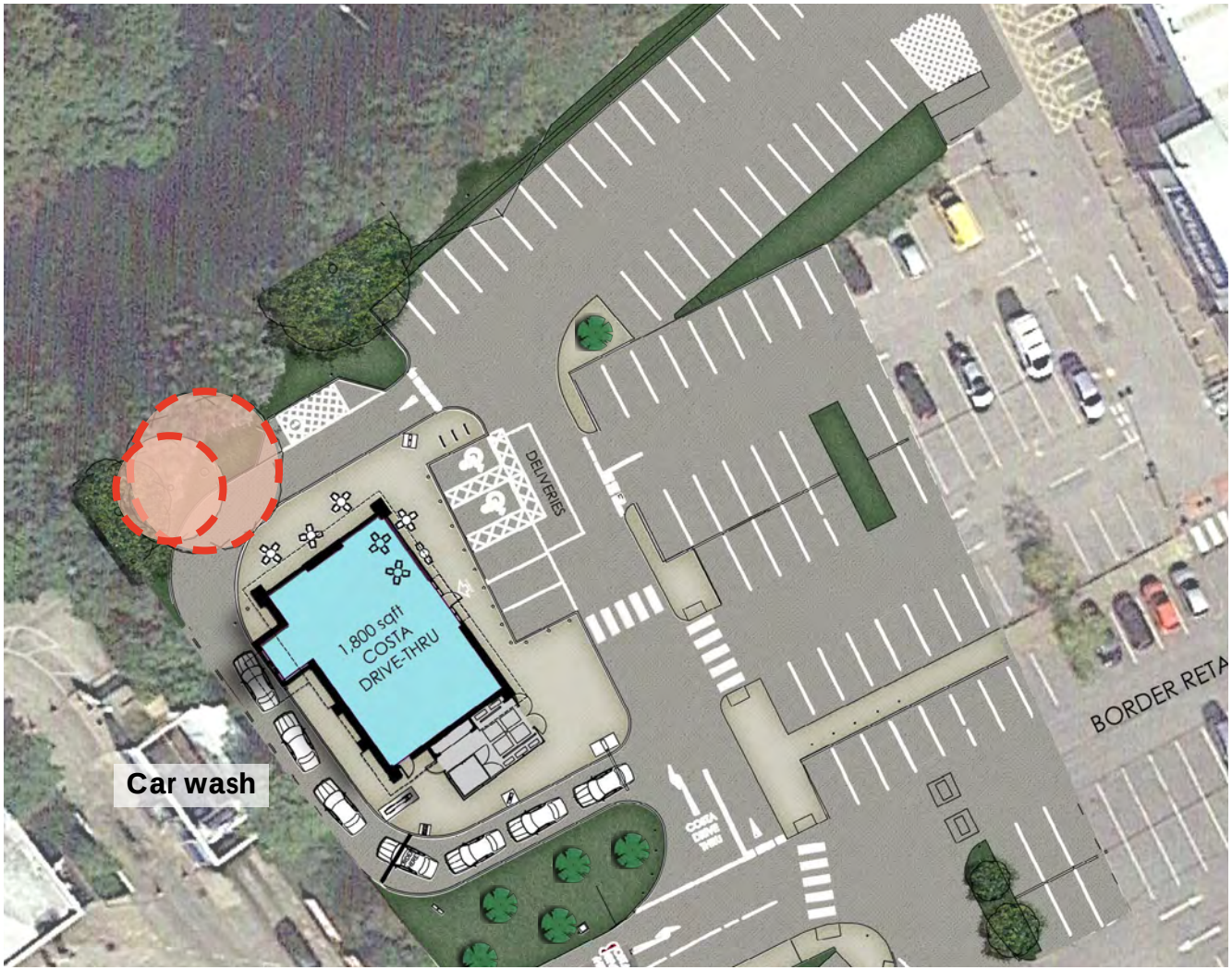
02 PROPOSED NORTH ELEVATION
1:100



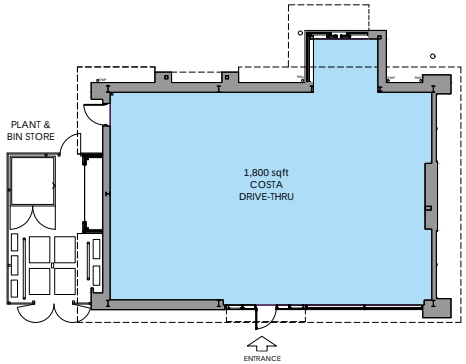
02 PROPOSED EAST ELEVATION
1:100

Proposed Elevations NTS

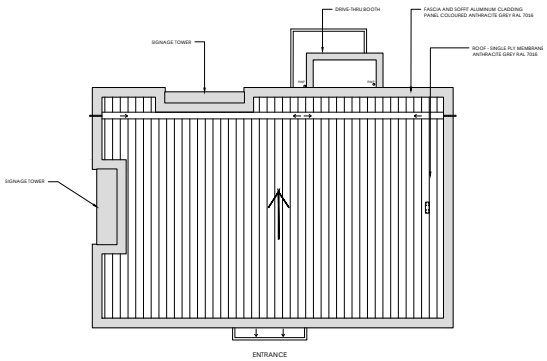
3.3 PROPOSED PLANS



Proposed Site Plan NTS & Tress to be Removed



Proposed Floor Plan NTS



Proposed Roof Plan NTS

3.4 IDENTITY

Character & Appearance

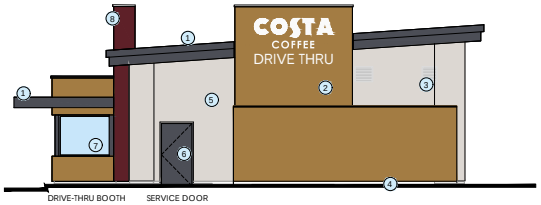
The proposal intends to construct a high-quality Drive-Thru unit that will complement and enhance the overall feel of the site.

The surrounding buildings use variations of materials to contrast and create an impact, yet are in keeping with the area.

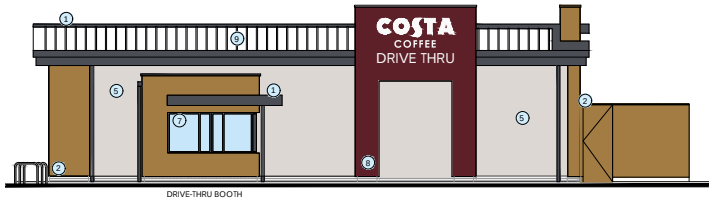
The proposed building is to feature white render with red accents, and is complemented with cedar cladding to the corner piers, signage towers and bin store to add warmth to the overall composition.

MATERIAL KEY:

1. FASCIAS AND SOFFIT ALUMINIUM CLADDING PANEL COLOURED ANTHRACITE GREY REF RAL 7016.
2. BRITISH WESTERN RED CEDAR PROFILE WITH 15MM SPACING CLADDING. CLADDING PATTERN TO RUN VERTICAL IN ALL AREAS.
3. LOUVRES FINISH RAL 9010.
4. STAFFORDSHIRE SMOOTH BLUE BRICKWORK WITH LIGHT GREY MORTAR.
5. THRU COLOUR RENDER - COLOUR RAL 9010 WHITE.
6. SERVICE DOOR - POWDER COATED STEEL DOORS AND FRAMES- COLOUR RAL 7016.
7. GLAZING COLOUR ANTHRACITE GREY RAL 7016.
8. THRU COLOUR RENDER - COLOUR RED PANTONE 209C.
9. ROOF - SINGLE PLY MEMBRANE COLOURED ANTHRACITE GREY RAL 7016



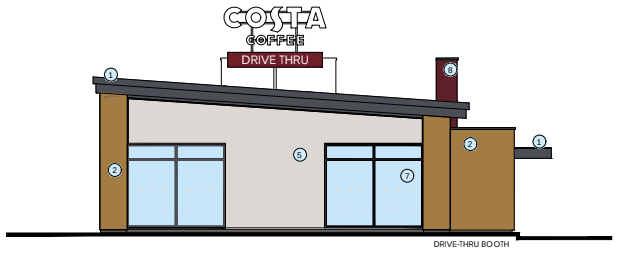
01 PROPOSED SOUTH ELEVATION



01 PROPOSED WEST ELEVATION



02 PROPOSED EAST ELEVATION



02 PROPOSED NORTH ELEVATION

Proposed Elevations

3.5 BUILT FORM, LAND USE, MOVEMENT & LANDSCAPING

Form & Scale

From the highest point of the roof, at the front (east elevation) the proposed Drive-Thru unit will be circa 4,780mm and it will be slop down to a height of circa 3,850mm at the rear.

The proposal features a simple mono-pitched roof and has a floor area of 1,800 sqft.

Land Use

The proposed unit will be used as a Drive-Thru, Use Class E/sui generis.

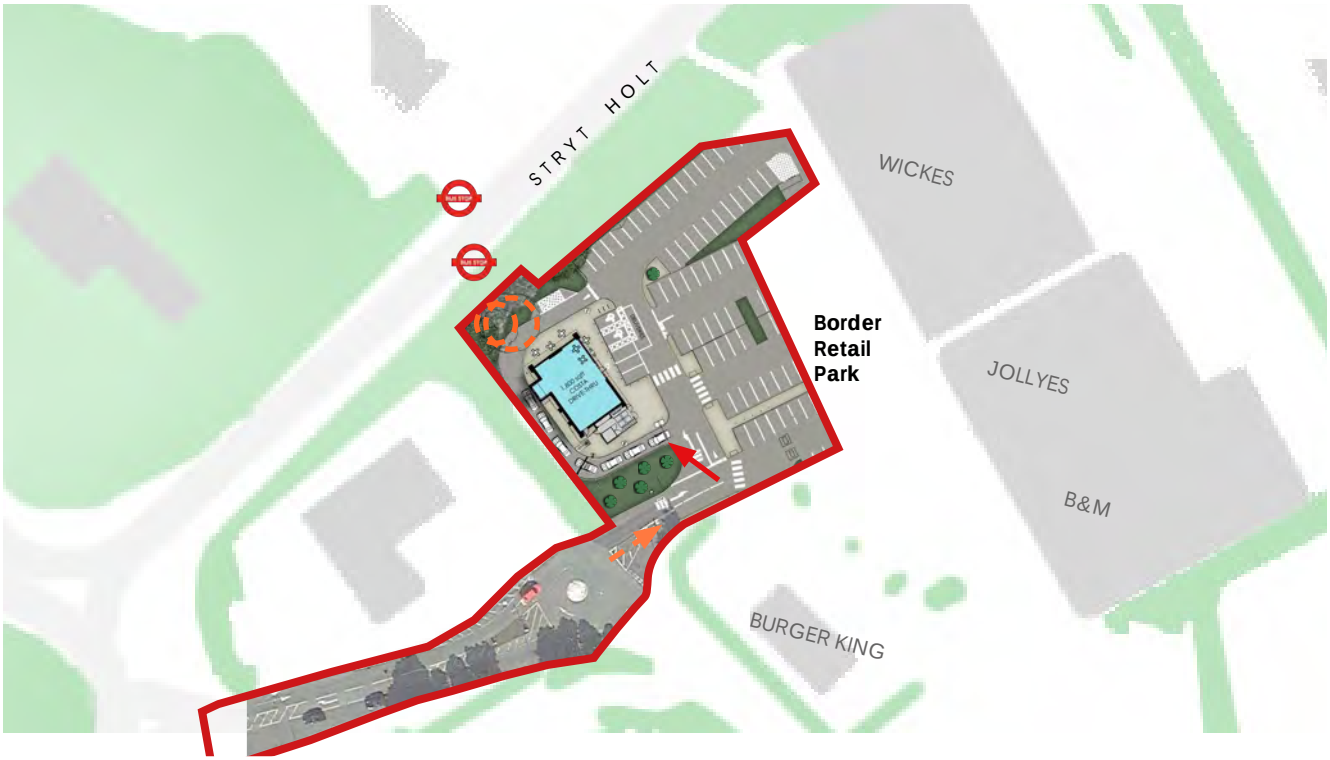
Movement

Although the layout of the car park will have a small alteration to accommodate the new Drive-Thru and more parking spaces, the main vehicular access to the site is to remain as existing.

The new Drive-Thru will add 2 DDA parking spaces, 1 waiting bay and 5 regular parking spaces.

There will be two new zebra crossings and one will be adjusted to align with the new path to improve pedestrian routes.

Overall, parking numbers are to be reduced from the existing 252 to a proposed 221. It will include 17 accessible parking bays (DDA), 4 waiting bays and 200 regular parking spaces. This results in an overall loss of 31 parking spaces.



Key

- Site
- Retail Park Access
- Drive-Thru Access
- Bus Stop
- Trees to be removed
- Proposed Tree

Landscaping

The development will require the removal of two trees. To enhance the entrance to Border Retail Park, we propose planting five new trees and improving the soft landscaping, and also introducing a new additional tree within the car park.

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