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Design and Access Statement



Statement prepared for:

Mr Aziz Buyukdeniz

Former Travellers Rest,
Kingsmills,
Wrexham,
LL13 8NH

Statement required for:

Retrospective application for communal seating area on vacant part of site next to the former Travellers Rest, Kingsmills Road, Wrexham, LL13 8NH.

1. Brief:

1.1 We have been employed by our client to produce a retrospective application required for a communal seating area at the Former Travellers Rest.

1.2 The communal area has been constructed on a vacant plot on the corner of Bryn-y-Cabanau Road, where the road meets Kings Mills Road.

1.3 The introduction of this seating area makes far better use of the land in a prime location within the local area.

1.4 The seating area will accommodate a catering service provided from the former travellers rest and serve the local community by providing an outdoor location to dine without the need to travel into the city centre.

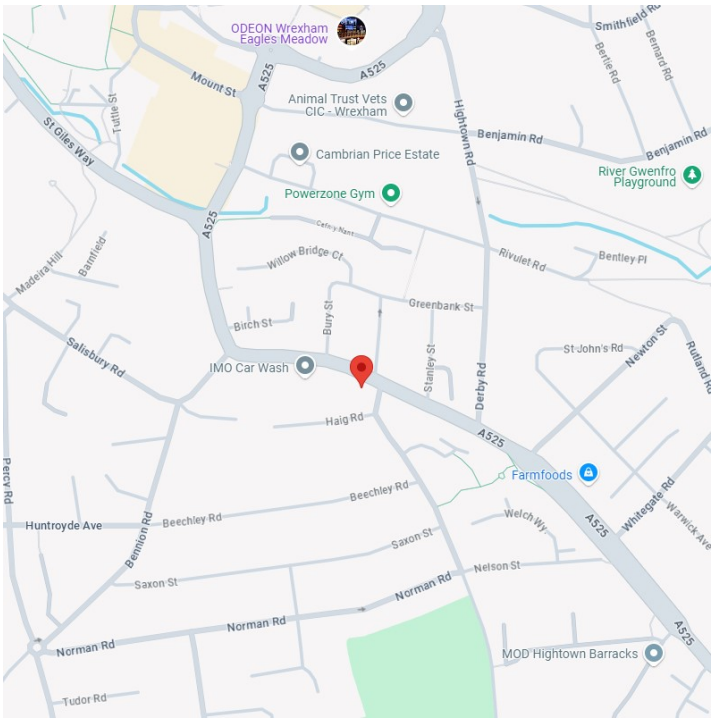
2. Access, including movement to and from the site:

2.1 An existing access point is located off Kings Mills Road, with the alternative access point provided through the existing rear car park which is accessed from Haig Road.

2.2 The rear car park is large enough to accommodate additional traffic potentially caused by the seating area meaning parking and vehicular congestion will not be problematic.

2.3 The site is located in the popular City of Wrexham and is approximately a 10 minute walk from the City centre. There are good pedestrian footways and crossways leading into the centre and surrounding areas, decreasing the requirement of vehicle use to access the site.

2.4 A major city, surrounded by large dense villages, Wrexham's population is continuing to increase with many people choosing to reside in the city itself or within the surrounding suburbs.



1.0 Road Links

2.5 A short drive from the application site the A483 provides excellent road links to other nearby towns and city's such as Oswestry southbound, and the city of Chester Northbound both of which are approximately 25 minutes from the site.

2.6 There are good rail links from the city centre, the rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crewe, Manchester, Newcastle etc.

2.7 Wrexham has excellent bus services which terminate at the bus station. Services to various destinations such as Manchester and Liverpool as well as services for local villages and nearby towns of Rhosllanerchrugog and Mold. This will ensure people can commute to the site without a private vehicle.

3. Character:

3.1 There are a number of various architectural statements along Kingsmills Road, such as the former Travellers Rest and the former Green Dragon Hotel, both having historical significance within the area.

3.2 Properties along the street mostly consist of brickwork with some rendered elements scattered throughout. Further along the street are modern developments that contrast the more traditional long-standing properties within the area, creating a diverse character within the area.

3.3 The communal area has minimal impact on the street scene due to the large stone wall that conceals the vast majority of the development.

3.4 Furthermore, the minimalist approach to the design of the area has allowed it to be integrated without significant notable change, while also creating a neater appearance than the previously existing fences.



2.0 Development from Streetview

4. Appearance:

4.1 The seating area has been constructed using primarily timber with felt roof coverings.

4.2 The roof structure wraps around the outside of the seating to act as sheltering for the seating bays.

4.3 An existing tree has been retained and now acts as a feature within the space.

4.4 All works have been sympathetic to the adjacent buildings and the local area.

4.5 The design / layout of the communal space was largely determined by the existing stone wall that marks the boundary of the site and predominantly conceals the development from the main highway**.**



3.0 Proposed Site Plan

5. Community Safety

5.1 According to information available to the general public there has been 22 crimes reported in the vicinity for the month of July 2024. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why this application would see an increase in these crime figures.

5.3 The communal space has a gate locked entrance reducing the likelihood of antisocial behaviour.

6. Environmental Sustainability

6.1 The area has been constructed using predominantly timber which is a sustainable material and has minimal impact on the environment.

6.2 The existing tree has been retained therefore the constructed area has not detrimentally affected the biodiversity of the site.

6.3 In order to achieve a net biodiversity gain for the site we have proposed the implementation of a bird box as indicated on plans.

7. Conclusion:

7.1 We feel this proposal complies with the Local Authority Planning guidelines and policies.

7.2 The communal area has minimal impact on the surrounding properties and is a beneficial development to the local area, providing additional catering services to the local community.

7.3 We feel there is no justifiable reason for refusal and the application should receive a favourable outcome.

Document Prepared by:
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