Pant yr Ochain, Old Wrexham Road, Gresford, Wrexham, LL12 8TY
Brunning & Price
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BIDWELLS

DESIGN AND ACCESS STATEMENT

PROPOSED INSTALLATION OF EXTERNAL FREESTANDING TIMBER BAR STRUCTURE

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany an application for planning permission for the proposed installation of an external freestanding timber bar structure at the Pant yr Ochain, Old Wrexham Road, Gresford, Wrexham, LL12 8TY. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.

2. **Amount:** The proposal is for the installation of an external freestanding timber bar structure within the grounds of a public house/restaurant. The proposed external bar structure is detailed in the accompanying plans and documents.

3. **Layout:** The external layout and external access arrangements into the premises would remain as existing. The proposed external bar structure would be sited within the rear garden area at the application site and this siting does not affect the existing layout of either the application premises themselves, nor their associated grounds and garden area.

4. **Scale:** The application proposal will not result in any enlargement or alteration of the overall scale of the existing premises, and it is not proposed to enlarge the premises beyond their current scale.

5. **Landscaping:** No significant hard or soft landscaping works are affected by the application proposal. A modest area of turfed lawn has been lost to accommodate the external bar structure itself. Additional planting has been incorporated into the application proposal through the use of planters. The existing mature landscaping within the rear garden area has been retained.

6. **Appearance:** The implications of the application proposal upon the setting of the host listed building itself, and upon the local street scene, are considered to be acceptable. The application proposal respects the existing character and appearance of the site, through the modest size and appropriate siting and materials of the external bar structure itself.

7. **Use:** The existing, active, community social use of the premises would be retained, and the proposed external bar structure will help ensure the continued economic viability of this beneficial and appropriate use of the premises, which would continue to allow public access into these premises.

8. **Access:** Access arrangements into and past the premises would not be changed as a result of the proposed external bar structure.

Prepared by

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