2003/ D&A 2025

DESIGN AND ACCESS STATEMENT
For
JD WETHERSPOON
The Elihu Yale,

44–46 Regent Street, Wrexham, LL11 1RR



- Convert the existing rear service yard into a new beer garden.
- Construct a boundary around the garden using a dwarf brick wall topped with glazed fencing and a matching glazed access gate, all set in a powder-coated aluminium frame with a maglock installed.
- Install 2x glazed pergolas to provide covered seating areas, constructed from powder-coated aluminium.
- Undertake general repairs and decoration works to the front elevation on a like-for-like basis, including the replacement of any rotten timber frames with matching new timber.
- Reinstate the rear fire escape metal staircase providing access from the first floor to the proposed beer garden.
- Block up the existing cellar door on the western elevation using brickwork and a rendered finish to match the existing façade.
- Install 2x new condenser unit on the western elevation, positioned adjacent to the existing condensers.
- Introduce a new rear lobby exit to the garden, with bifold doors and full-height fixed glazing, all in powder-coated aluminium frames.
- New Marshalls flooring finish to the proposed garden.

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Design and Access Statement
Site: The Elihu Yale, 44–46 Regent Street, Wrexham, LL11 1RR
Client: JD Wetherspoon Public House
Agent: DV Architects

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1. Introduction
This Design and Access Statement accompanies the application for proposed alterations to The Elihu Yale, a public house located at 44–46 Regent Street, Wrexham. The works are aimed at enhancing the premises through the conversion of the rear service yard into a beer garden, along with associated improvements to the exterior and site access.

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2. Site and Historical Significance
The Elihu Yale is named after Elihu Yale, the founder of Yale University, who has historical connections to Wrexham through his family heritage. Yale was born in America to a Welsh family and was a prominent figure in India, serving as the Governor of Fort St. George. He divided his time between Wrexham and London during the latter part of his life, passing away in 1721. His association with the area and his legacy are notable, adding to the historic character of the building. The building itself is an important part of the local streetscape, contributing to the character of Regent Street. The proposed works will respect and preserve the historical and architectural integrity of the building while enhancing its functionality and appearance.

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3. Proposed Works
The proposed works are designed to create a more vibrant and functional outdoor space while improving the building's aesthetic and operational qualities. The key elements of the proposal include:

- **Beer Garden Conversion**: The existing rear service yard will be transformed into a new beer garden, offering patrons an outdoor area for relaxation and enjoyment. The space will be enclosed by a dwarf brick wall, topped with glazed fencing and a matching glazed access gate. This boundary will be set in a powder-coated aluminium frame and feature a maglock for secure access.
- **Pergolas**: Two glazed pergolas will be installed to provide covered seating areas in the beer garden. The pergolas will be constructed from powder-coated aluminium for durability and a modern aesthetic.
- **Exterior Repairs and Decoration**: General repairs and redecoration of the front and rear elevation will be undertaken on a like-for-like basis. This includes replacing any rotten timber frames with matching new timber to maintain the building's historic appearance and ensure the facade remains in good condition.
- **Rear Fire Escape**: The existing rear fire escape metal staircase will be reinstated, providing safe access from the first floor to the newly proposed beer garden.
- **Cellar Door Blocking**: The existing cellar door on the western elevation will be blocked up using brickwork and a rendered finish, which will match the existing façade and preserve the overall visual appearance of the building.
- **Condenser Units**: Two new condenser units will be installed on the western elevation, positioned adjacent to the existing condensers. These will provide necessary ventilation and cooling for the premises, and their placement will be discreet to minimize visual impact.
- **New Rear Lobby Exit**: A new rear lobby exit will be created, with bifold doors and full-height fixed glazing, all in powder-coated aluminium frames. This will provide easy access to the beer garden from the building's interior.

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4. Design Philosophy and Impact

The design approach aims to enhance the functionality and appearance of the premises while respecting its historical context. The proposed beer garden will provide a new social space, improving the street scene and creating an inviting outdoor area for patrons. The use of powder-coated aluminium and glazing for the pergolas, fencing, and rear lobby exit ensures durability while maintaining an aesthetic that complements the building's existing character.

The materials and design choices, such as the glazed fencing, aluminium frames, and new timber, are selected to ensure compatibility with the building's historic fabric, blending modern functionality with traditional elements. The use of matching materials for repairs and the reinstatement of the fire escape will preserve the architectural integrity of the building.

The works will also contribute to improving the overall look of the building by refreshing the exterior and providing a modern, well-designed outdoor area without detracting from the property's historic value.

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5. Access and Movement

The proposed changes to access include:

- A new rear lobby exit with bifold doors will enhance access from the interior to the beer garden.
- The reinstatement of the fire escape provides additional safe access to the beer garden from the first floor.
- The design of the beer garden will allow for comfortable circulation for patrons, with clear and safe access points.

The overall circulation will be improved, ensuring accessibility for all users while maintaining safety and ease of movement within the premises.

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6. Conclusion

The proposed alterations to The Elihu Yale aim to enhance the premises, providing a more functional and aesthetically pleasing environment for patrons, while preserving the building's historic significance. The design approach is sensitive to the existing architecture, ensuring that the new elements blend seamlessly with the building's character.

The improvements, including the conversion of the rear service yard into a beer garden, the installation of pergolas, and the exterior repairs, will breathe new life into the building while respecting its heritage. The works will provide a more vibrant public space and enhance the operational efficiency of the public house, ensuring its continued success as a historic venue in Wrexham.