

## **MARSTON'S PLC**

**Design & Access Statement for the Red Lion, Wrexham Road,  
Marchwiel, Wrexham, LL13 0PH**

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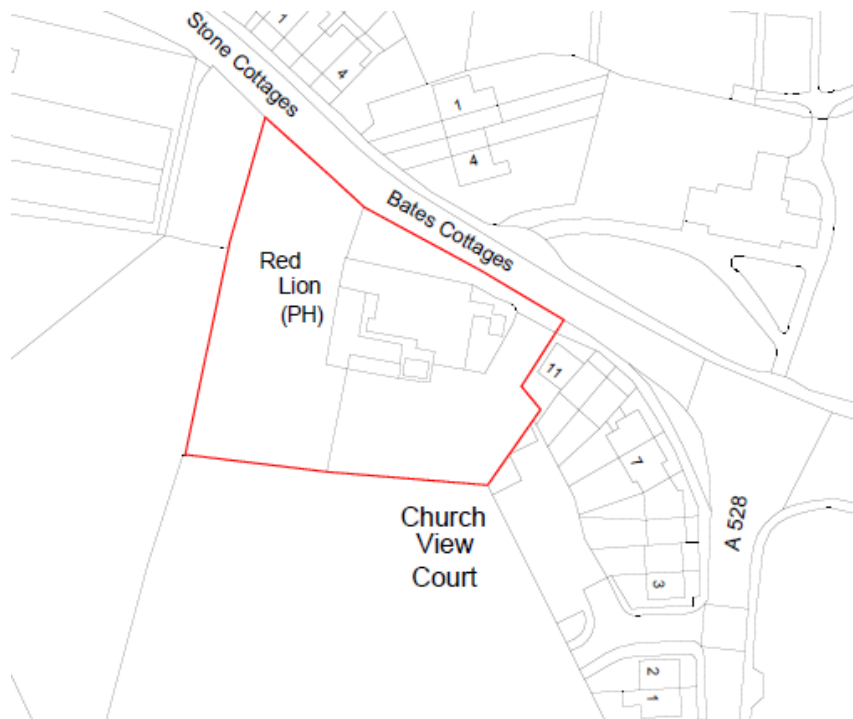
## 01 Introduction:

This Design & Access Statement is written to support the Full Planning Application. The application has been submitted to gain permission to retain the extension situated at the rear of the Red Lion.

The intent is to retain the extension. The extension will help us provide an improved experience for our guests, increasing the number of covers and providing an internal experience which matches the vast external beer garden/patio. This ultimately will create safer working environments for staff.

## 02 Location Plan:

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### **03 Listing Status:**

The Red Lion is not a listed building; however, it is not immune from listing status. The Red Lion is located in the Marchwiel Conservation Area.

### **04 Proposed Design & Development:**

- I) Retain existing extension located at the rear of the Red Lion.
- II) The extensions boast a contemporary barn style extension with bi-fold doors and waney edge boarding cladding.

### **05 Use & Amount:**

The extension will be used all year around and offer guests an enhanced drinking/eating experience. This will be used by guests and allow more useable space complimenting the external area.

### **06 Access:**

Access to the public house will remain unchanged.

The property will continue in its current use as private accommodation and public house.