



Wrexham Association Football Club

Wrexham Lager Improvements at
the Racecourse Ground

Design and Access Statement
July 2022 - Rev P01

AFL
architects

AFL Doc Ref: BIM No-WRX-AFL-00-ZZ-RP-A-00005
AFL Job No. 21540

© All rights reserved. May not be used, reproduced or modified without expressed permission in writing.

Contents

- 1Introduction..... 2
 - 1.1General Introduction 2
 - 1.2Background..... 2
 - 1.3Key Aims 2
 - 1.4Planning History/Planning Policy Context 2
 - 1.5Planning History..... 3
 - 1.6Proposed Planning Process..... 3
- 2Site Context and Location 3
- 3The Proposal..... 3
- 4Conclusion 4

1 Introduction

1.1 General Introduction

This Design and Access Statement (DAS) has been prepared for the Planning Application to be submitted by Wrexham Association Football Club (Wrexham A.F.C.) for the improvement of Wrexham Lager stand.

This Design and Access Statement provides full details of the proposed changes and should be read in conjunction with the supporting application documents and plans. The report describes the layout, scale, accessibility, and appearance of the development.

1.2 Background

The Wrexham Association Football Club is a Welsh professional association football club based in Wrexham, Wales. It has been in the north-west of Wrexham, LL11 2AH. The club formed in 1864, they are the oldest club in Wales and the third oldest professional association football team in the world. Further to that, the Racecourse Ground is one of the world's oldest international stadiums, still hosting international games.

The Lager stand: Wrexham Lager Stand, capacity 4,200, backing onto where Yale College used to be. It was built in 1972 in preparation for the club's first venture into Europe, and also provided with dressing rooms, club offices and entertainment suites. The Centenary Club is also located there.

1.3 Key Aims

The proposed changes have the following primary goals:

- Improving the building's service quality will serve the local community. That is by focusing on making the facility accessible to people with disabilities, as well as upgrading existing spaces by redesigning some of them.
- Including other activities, such as a gym, will provide economic benefits in the short and long term by creating jobs for people hired to do the new jobs associated with the new activities, as well as promoting the club and town.
- Modifying some spaces, such as the ticket office and the club shop's store, is intended to improve the commercial premises for trading football club tickets and merchandise.

1.4 Planning History/Planning Policy Context

The section provides an overview of the planning context and planning history of the Wrexham Lager Improvements. Please refer to the Planning Statement for information on the site's history and planning policy framework.

1.5 Planning History

The site has previously been the subject of a number of planning applications. The applications range from minor alterations or extensions, as well as various internal changes. However, there is no planning history relevant to this planning application.

1.6 Proposed Planning Process

The Wrexham Lager Improvements proposal was influenced by the Club's requirement to improve the building's service quality as part of the Wrexham Gateway regeneration, as well as input and views from other interested parties. The proposals will be subject to the statutory Pre-Application Consultation process ahead of submission.

2 Site Context and Location

Wrexham A.F.C. is located on the Mold Road, which is the primary through road into Wrexham, around 1.5 kilometres north-west of the city centre. The location is bordered by residential and educational uses.

Wrexham Village University Accommodation is situated to the north. Crispin Lane goes in a direction that is parallel to the site from the east. In addition, there is a railway track that can be found beyond Crispin Lane. Maesgwyn is a residential community that can be found beyond Mold Road, directly across from the stadium when approaching it from the south. To the west may be found Wrexham Glyndwr University, as well as the parking lot for the university.

The application site is surrounded by residential developments of five storey student apartment dwellings and the single storey building to which the application relates is attached directly to the Stadium. Existing site boundaries are steel palisade fencing.

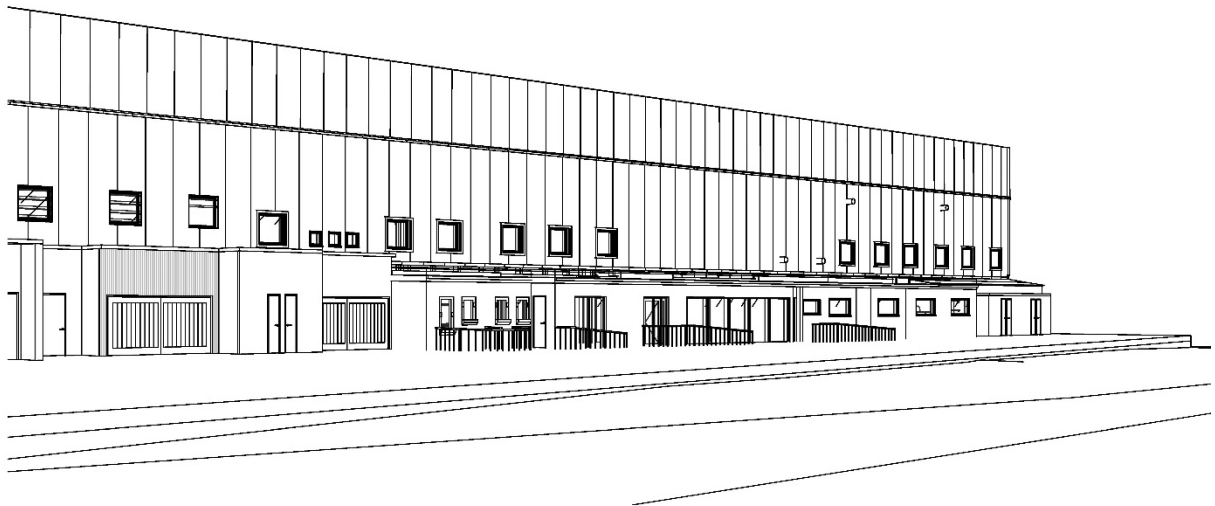


3 The Proposal

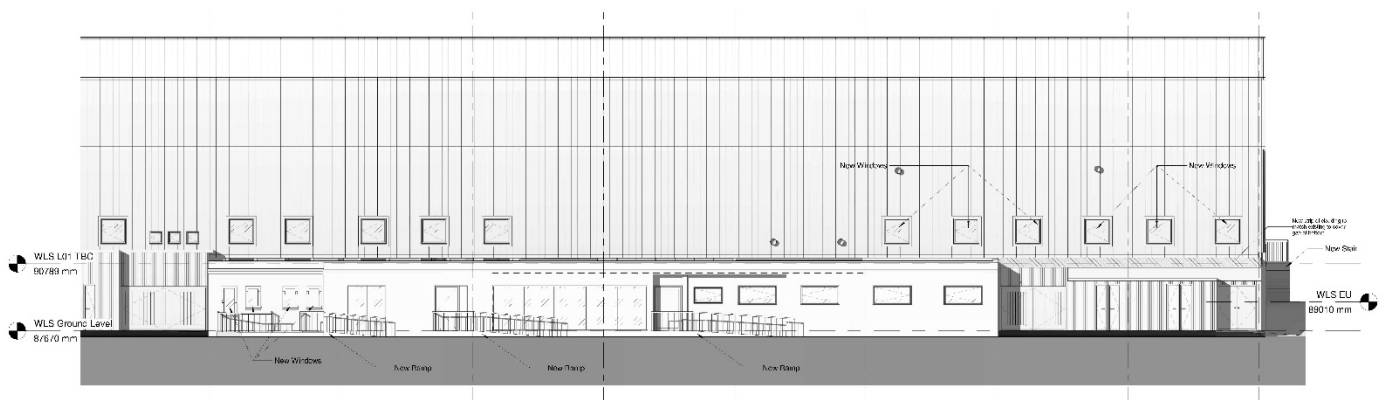
The proposal comprises various adjustments that have been made to increase the building's level of service quality; the modifications involve the ground and first floors:

On the ground floor, the modifications focused specifically on how to serve people with disabilities, such as providing building entrances with a suitable ramp with a slope greater than 1:20, which is suitable for serving disabled people with greater comfort. The width of some building entrances has been increased, and others have been added, to make horizontal circulation in the building more suitable for them. This is in addition to increasing the number of ticket windows from two to four and designating one of them to serve the disabled, with enough height and space in front of these windows.

On the first floor, some spaces on the floor have been redesigned to form a gym space. This modification is reflected in the elevations by adding more windows to the north-east main elevation as well as adding a new strip of cladding to bridge a gap at the bottom that matches the existing. In addition, a fire exit staircase will be added to the north-west side elevation to serve the additional gym area. The proposal is illustrated in the perspective and elevation below.



North -East Perspective



North-East Elevation

4 Conclusion

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a sustainable form of development that compliments its surroundings and a form of development that will be accessible by all its users. As well it is accommodating the Club's brief, the site characteristics, the technical requirements, and respecting future adjoining development opportunities.

For the reasons set out above it is therefore concluded that the proposed modifications can be supported to allow the provision of the new gym and other modification highlighted in this report

Locations and Contact Details



Manchester
St Georges House
56 Peter Street
Manchester
M2 3NQ

Birmingham
Unit 12
133 Newhall Street
Birmingham
B3 1SF

London
24 Greville Street
Farringdon
London
EC1N 8SS

AFL Middle East
Sharq Capital
Office 39, PO Box
6029,
Building 311,

