

MARSTON'S PLC

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

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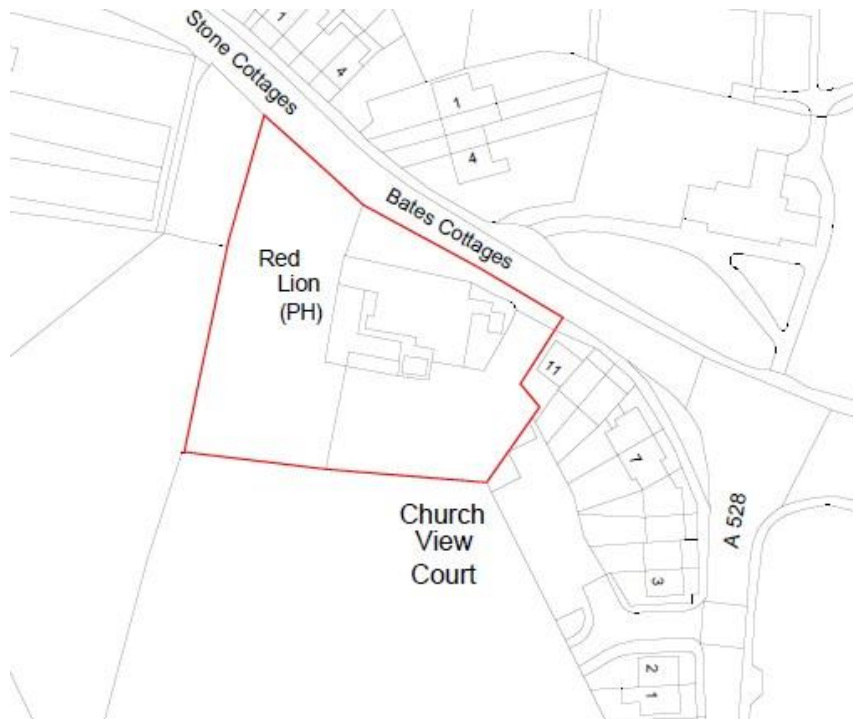
01 Introduction:

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

The intent is to retain the garden room. The garden room will help us provide an improved experience for our guests, increasing the number of covers and providing an external experience which compliments the vast external beer garden/patio.

02 Location Plan:

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FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE



IDENTIFICATION PURPOSES ONLY NOT TO SCALE

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 timber garden room located at the rear of the Red Lion.

05 Use & Amount:

The garden room will be used all year around especially within the warmer months 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 a private accommodation and public house