

Design & Access Statement

Wrexham Association
Football Club

New Floodlights Proposal

June 2022

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Contents

	pg
1 Introduction	02
2 Planning history	02
3 Site and Surroundings - Existing Floodlights	03
4 Proposal	06
5 Planning Justification	10
6 Summary & Conclusion	12

1 Introduction

The Design and Access (D&A) Statement supports the proposal for floodlighting masts and new lights in the existing stands to replace the existing ones on the football ground of Wrexham Association Football Club (Wrexham A.F.C.). The D&A Statement will cover the following:

- Planning History
- Site and Surroundings and Existing Floodlights
- Proposal
- Planning Justification
- Conclusion

2 Planning History

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

3 Site and Surroundings - Existing Floodlights

3.1 Site and Surroundings

Wrexham A.F.C. is located on the Mold Road, which is the primary through road into Wrexham, around 1.5 kilometers northwest 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 stadium location is well-connected to the A483 highway via the existing road network and local transport routes. The site is well-served by public transportation, with bus stops located approximately 200 meters south of the stadium on Mold Road. Wrexham General railway station is around 200 metres to the east. Please refer to figure 1.

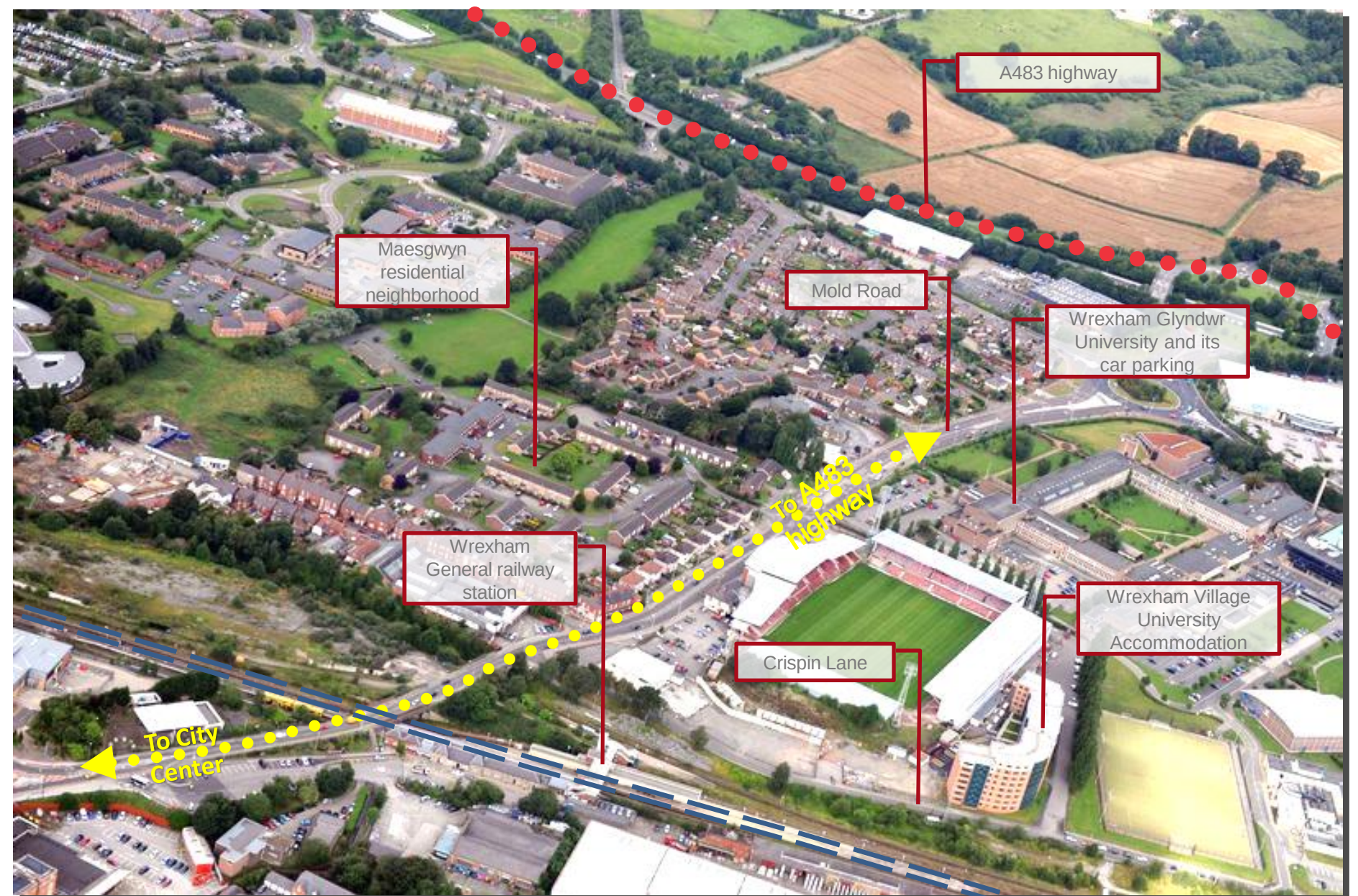


Figure 1. Aerial view of Wrexham A.F.C.
(Image: Daily Post Wales)

3.2 The existing floodlights - History and Design

The existing floodlight strategy utilises four lighting towers, with a single tower placed at either end side of the Wrexrent Stand and the Kop Stand.

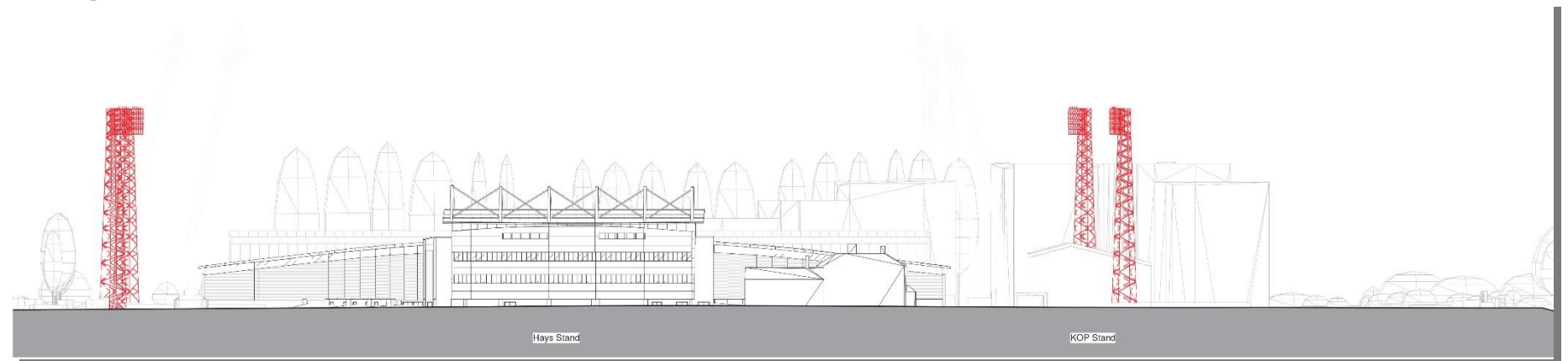
The existing floodlights have come to the end of their service life and will not be able to be adapted to provide the higher lighting requirement for upper leagues and the clients aspirations to hosts international level matches. They also required additional specialist steel inspections due to their construction of hollow steel sections and require additional yearly maintenance to maintain their integrity.



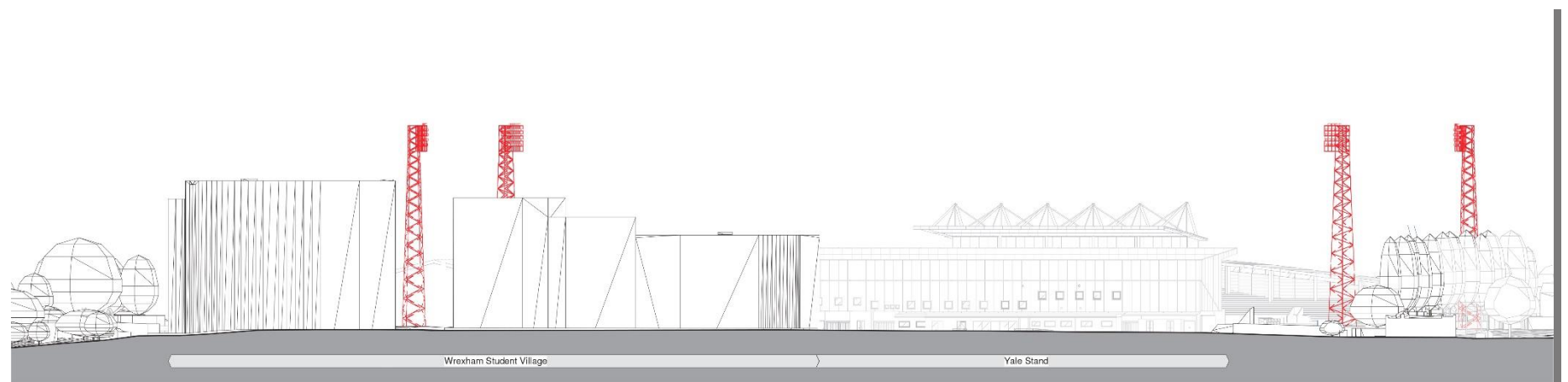
Figure 2. Photo for the existing floodlights



Existing Floodlights Perspective
Along Mold Road



Existing Floodlights Elevation
Along Mold Road



Existing Floodlights Elevation
Along Northern Access

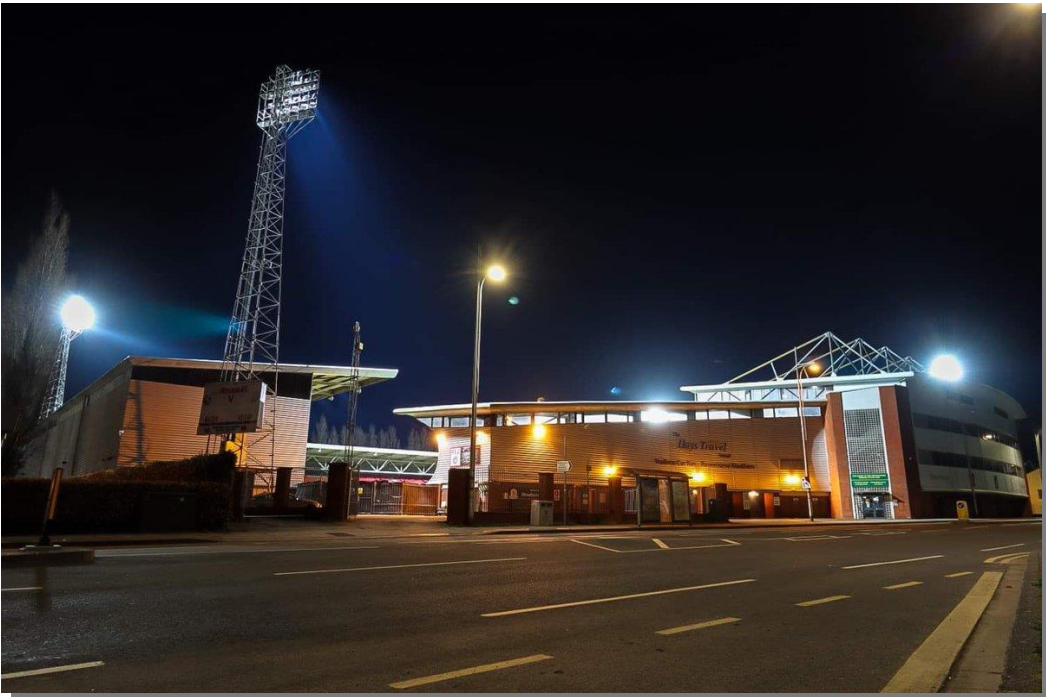
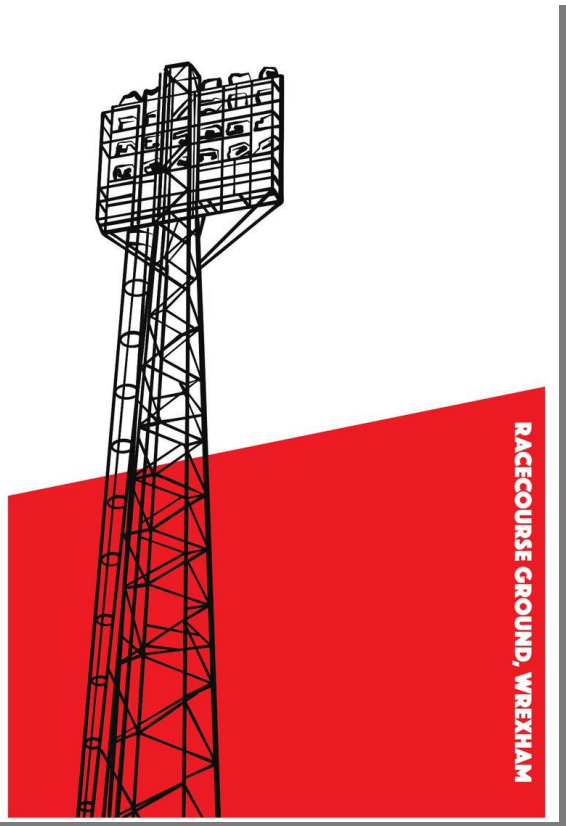
Figure 3. Perspective and Elevations for the four existing floodlights

3.3 The existing floodlights - Focal point in Wrexham

The existing floodlights are a key part of Wrexham and help create a way finding point.

These have inspired fan art as shown in the opposite bottom images.

In order to futureproof the stadium the existing floodlights need to be removed and replaced with new floodlights including 4 No. towers as well as lights in the existing stands and future phase Kop stand. The client has aspirations to host UEFA Category 4 matches and the proposals provide the required lux levels.



4 Proposal

4.1 The proposed floodlight positions

The proposed floodlight design incorporates four new 40-metre-high floodlight columns with LED lights. Two of them have been positioned on either side of the Wrexrent Stand, as well as two lighting columns at the Kop Stand.

The two towers situated either side of the Wrexrent Stand have their luminaires mounted at 40m, with one column containing 32 luminaires and the other containing 28 luminaires. This also applies to the lighting columns located at the proposed Kop stand.

In addition, 132 floodlights, both single and twin, will be installed in the stands.

The positions of the new floodlights are shown in red on the plan opposite (figure 4) along with the existing floodlights. The positions of the new floodlights have been coordinated with the lighting specialist respecting access and other existing constraints. They have been positioned away from the existing lights so that demolition and construction can happen simultaneously if required.

On the Wrexrent Stand side they are in a similar position to the existing where as on the Kop end side these are closer to the pitch.

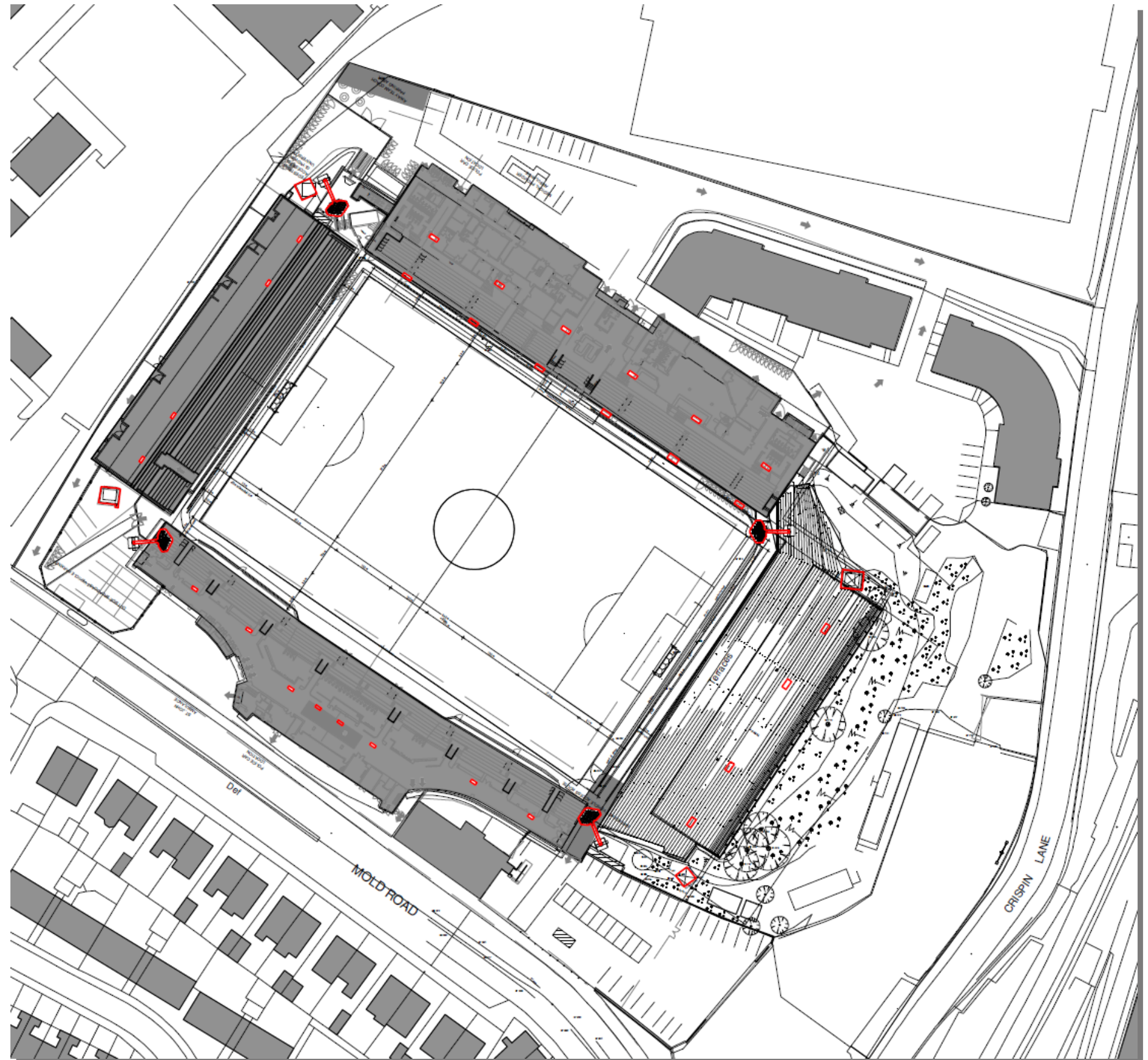


Figure 4. Proposed Site Plan -

■ Planning Application Boundary

4.2 The proposed floodlight Design

The proposed floodlights are approximately 8m higher than the existing floodlights to achieve the required lighting levels for international football. These are supported by a single column which leans towards the pitch.

The head is a diamond shape to help distribute the light over the pitch.

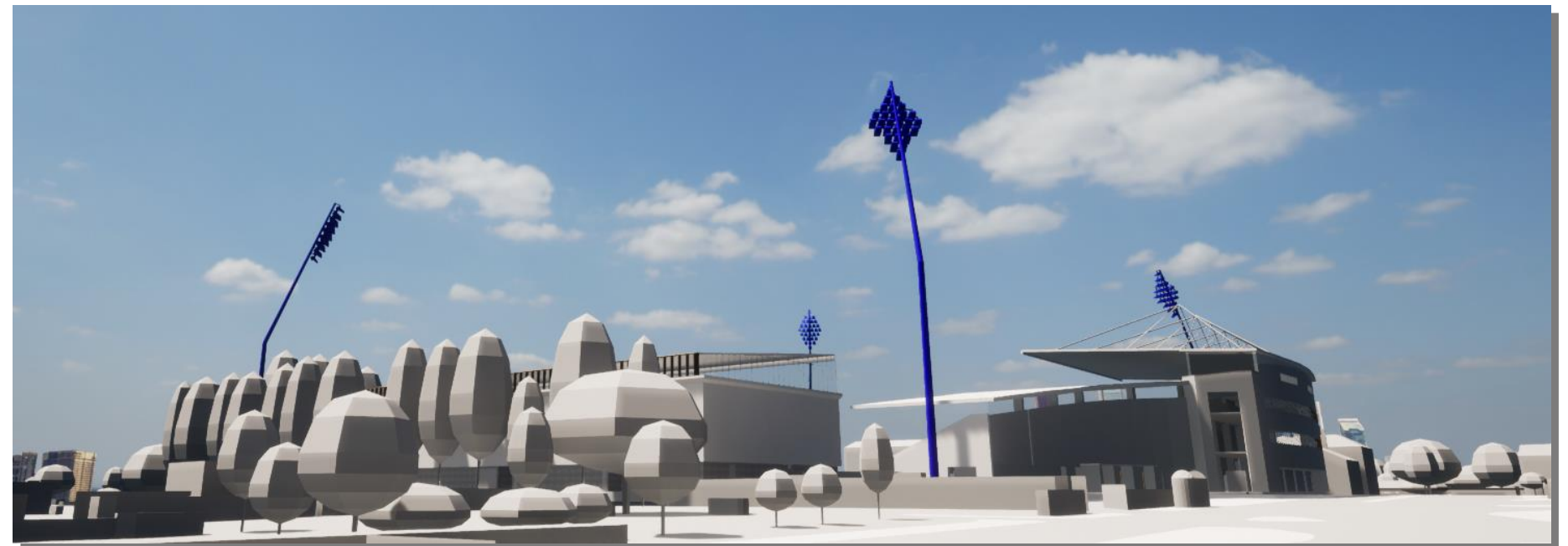
The design of the lights are a reflection of their functions, and although they are taller they are also more slender and less 'chunky' than the existing lights. Please refer to figure 3&4.

This will help give the stadium a more contemporary appearance as well as providing the higher lighting levels required by the client.

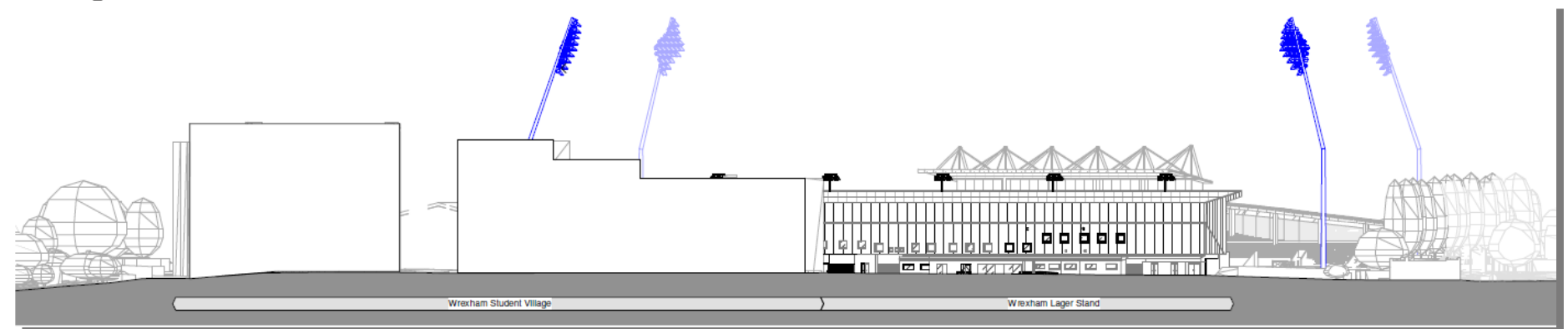
The recognisable diamond shape that was chosen for the proposed floodlights will serve as a local Landmark on the skyline when referring to them - helping fans and people alike navigate to the Racecourse Ground.

On the opposite image (figure 5) the new floodlights are highlighted in blue in context of the existing stadium.

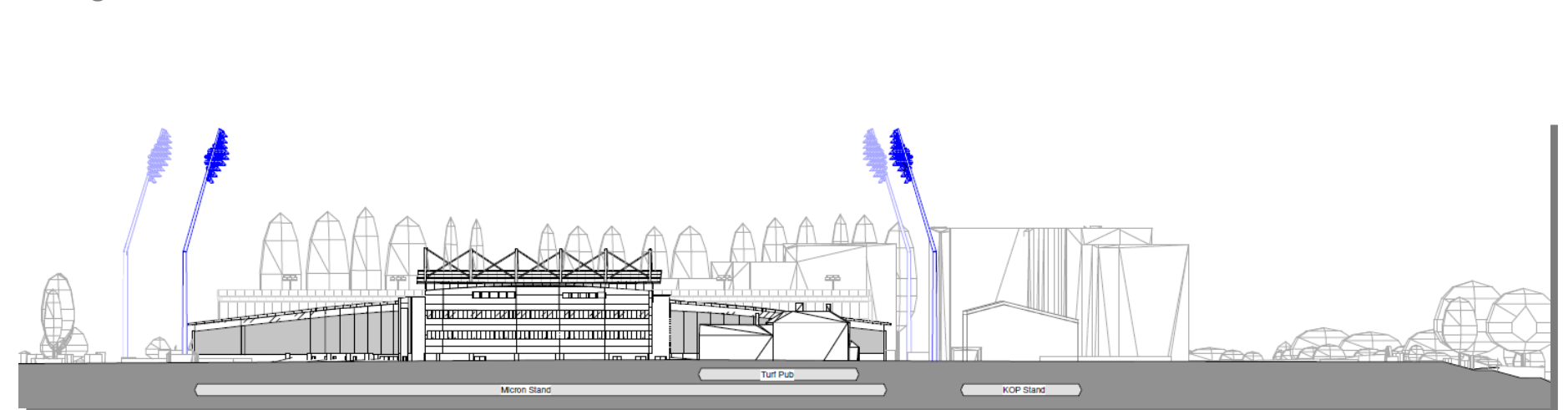
On the next page (figure 6) are the details of the tower floodlights. A diamond shaped light array along with a slender cranked mast produced a contemporary design.



**Proposed Floodlights Perspective
Along Mold Road**



**Proposed Floodlights
Along Northern Access**



**Proposed Floodlights
Along Mold Road**

Figure 5. Perspective and Elevations for the four new proposed floodlights

Below are examples of similar lights used on other projects.

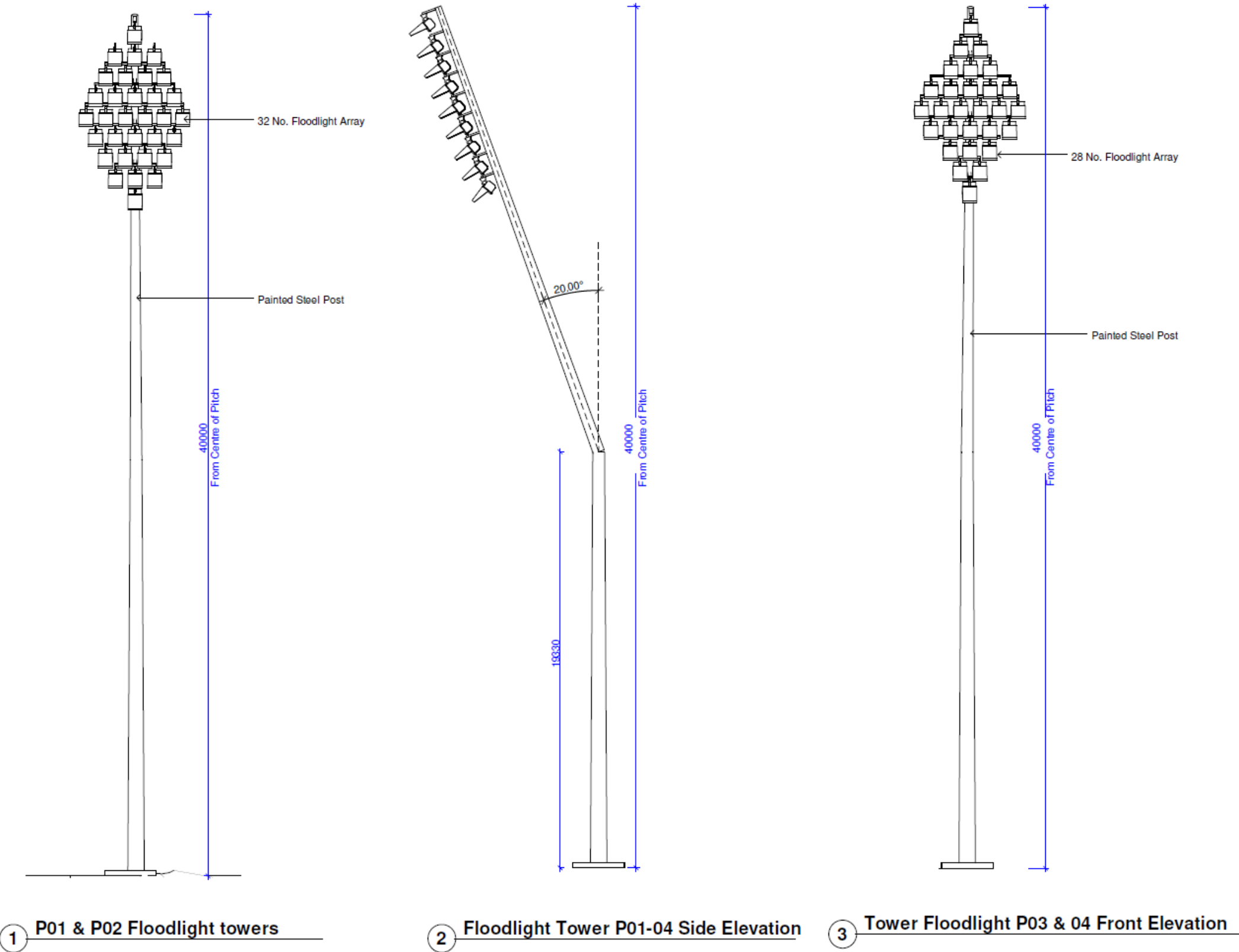


Figure 6. Proposal Floodlight details & Photos

4.4 Access and Maintenance

The image to the right (Figure 8) shows the two access points from Mold Road where a Mobile Elevated Working Platform (MEWP) can be brought into the ground to maintain the new floodlight towers as well as the new lights under the stadium roofs. This allows the lights to be safely accessed and maintained without any modifications to the existing access points. Figure 7 shows examples of Mobile Elevated Working Platforms.

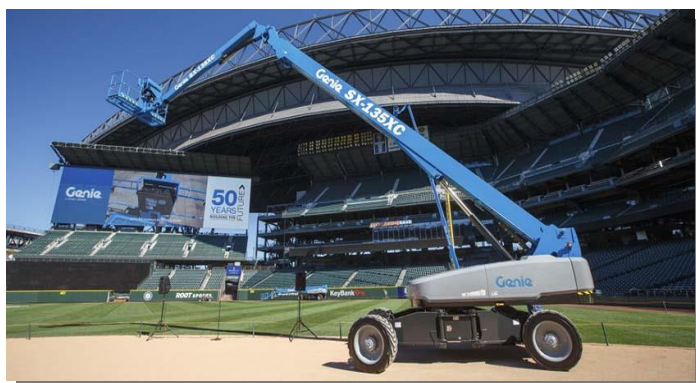


Figure 7. MEWP photos

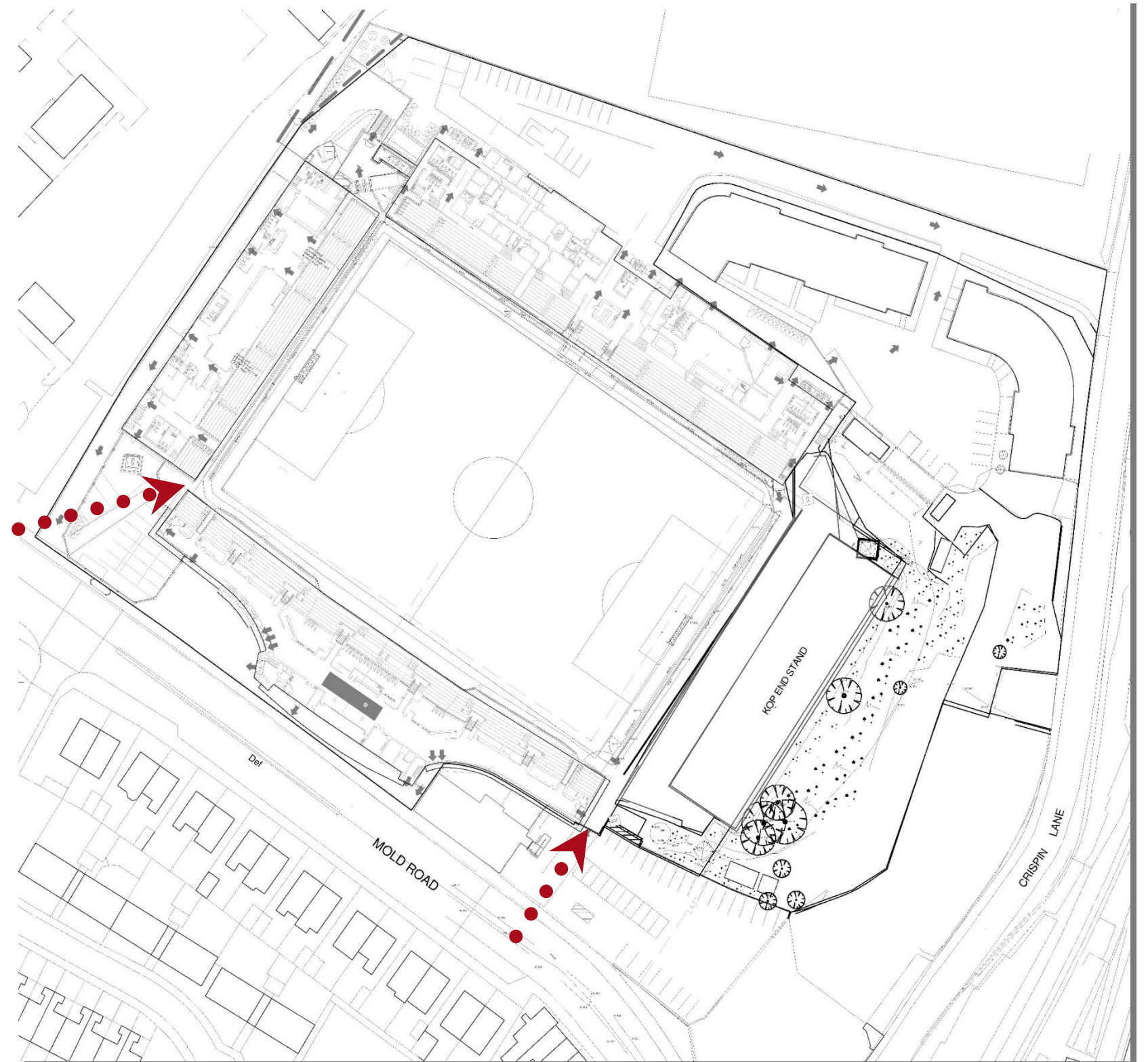


Figure 8. Layout showing the maintenance access to the pitch

5 Planning Justification

5.1 Use

The proposal will not encroach onto or compromise the use or function of the playing surface. The proposal will improve the existing stadium facilities and ensure that the aspirations of the club can be met in the future.

5.2 Hours of use

As seen in table1, the frequency of football matches being played late at night does not occur often.

Full details of the hours of use are included in the attached EXTERNAL LIGHTING ASSESSMENT report produced by Ramboll UK Limited.

Event Type	No. of Events	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
The Racecourse Ground																								
National League - Early Kick Off (12:30pm)	1																							
National League - Mid Afternoon Kick Off (3pm)	19																							
National League - Typical Late Kick Off (7pm)	4																							
FA Cup - Late Kick Off (8pm)	2																							
FA Trophy - Mid Afternoon Kick Off (3pm)	2																							
Welsh Womens National Team																								
World Cup Qualifier - Late Kick Off (7:00pm)	3																							
Friendlies - Early Kick Off (12pm)	2																							
Friendlies - Late Kick Off (7pm)	1																							
Welsh Mens National Team																								
UEFA Nations League - Late Kick Off (7:45pm)	2																							
Friendlies - Late Kick Off (7:45pm)	2																							
Euro Qualifier League - Early Kick Off (2:00pm)	1																							
Welsh Mens National Team (Rugby)																								
Test Match - Afternoon Kick Off (2:30pm)	2																							
Test Match - Late Afternoon Kick Off (5:20pm)	2																							
Six Nations - Early Kick Off (12:30pm)	2																							
Welsh Womens National Team (Rugby)																								
Six Nations - Early Kick Off (12:30pm)	2																							

Table 2 – Football Match Event Profile

Table 1. Football Match Event Profile

5.3 Old and New Comparison

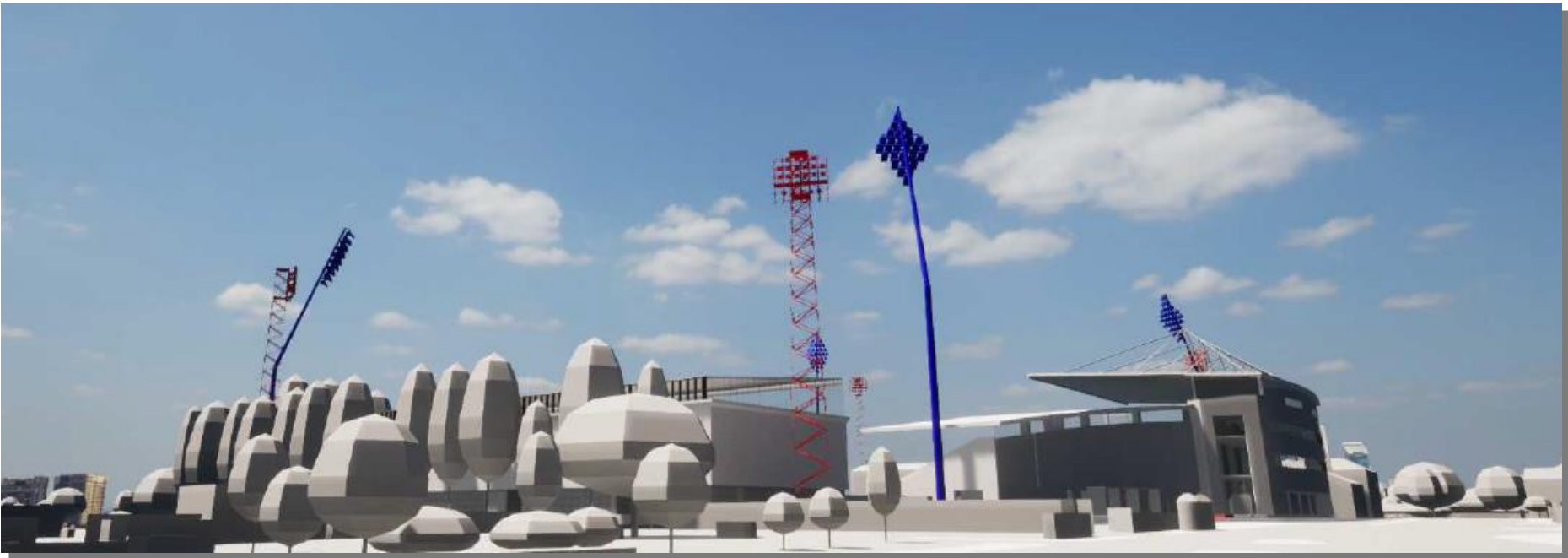
The images opposite show the existing and new floodlights for direct comparison.

The red lights are the existing floodlight towers (to be removed) and the blue are the proposed replacement towers.

The existing towers are of a traditional truss construction with a vertical ladder that is no longer used (due to health a safety issues) The top of these are approximately 32 meters high and the bottom of the head is approximately 28m high.

The new floodlights are visibly taller at 40m high to the top of the floodlights. These crank forward which helps visually reduce the height.

In a direct comparison the new floodlight towers appear to be more slender due to the single tapering mast. The diamond shaped heads also are an iconic design as well as a more contemporary approach. Please refer to figure 9.



Proposed & Existing Floodlights
Perspective
Along Mold Road

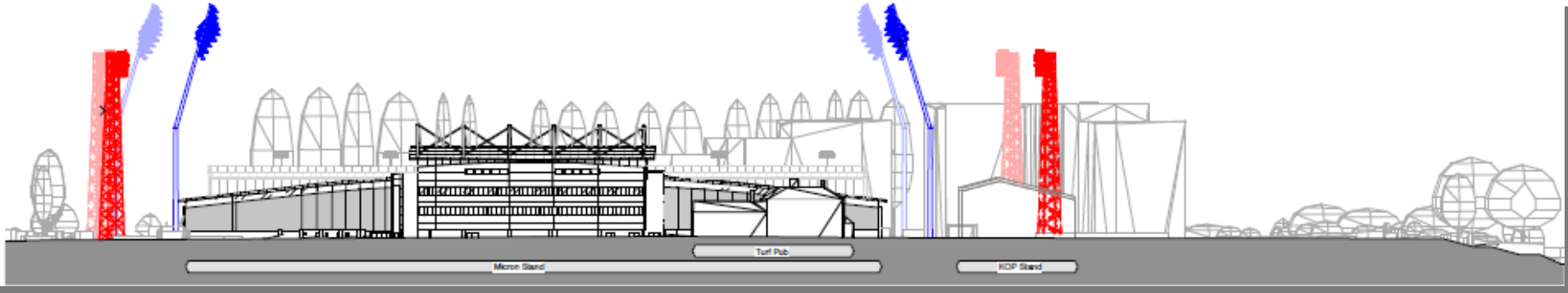
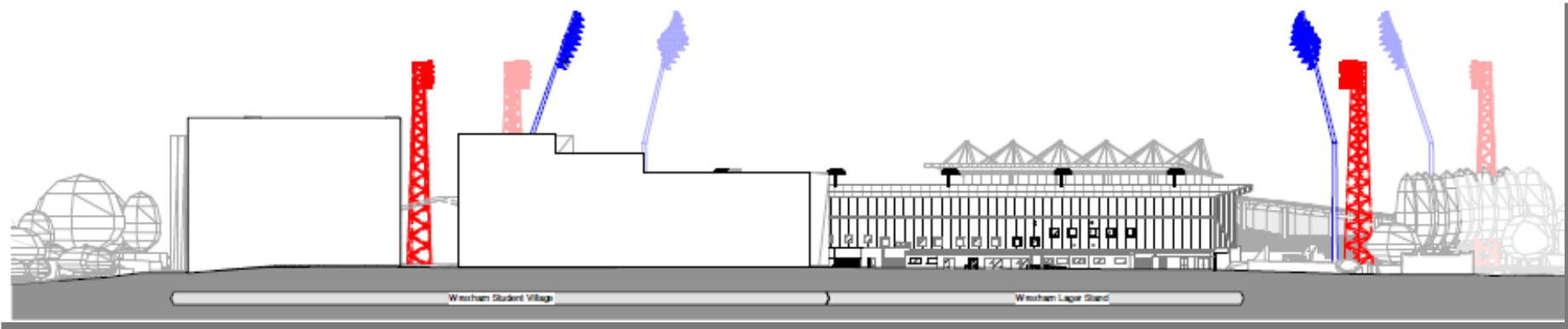


Figure 9. Perspective and Elevations for the four
■ proposed & ■ existing floodlights

5.4 Amenity of Neighbours

The impact the development will have on the neighbouring residential properties is fully considered. The application is supported by a Lighting Assessment and lighting layout plan, together with the floodlight specifications. The lighting consultant has undertaken a cumulative assessment based on the existing situation. Please refer to the report attached.

The stadium is located within an area that comprises of a mixture of uses, these areas will currently be illuminated by artificial lighting and are not dark, uninhabited areas. Behind the Wrexrent Stand is the Wrexham Glyndwr University building which has lighting columns to light the external car park. The residential properties on Mold Road will be subject to illumination from the street lighting. Wrexham Village University Accommodation shall also have building mounted perimeter lighting. Please refer to figure 10. The lighting design has been produced on this basis. The lighting specification in the supporting documents shows that the over spilling light is not considered to be significant enough to severely impact upon local residential amenity.

5.5 Highway safety and parking

The nature of the proposal will be considered to not impact upon how the stadium is accessed and the siting of the lights does not encroach upon the existing parking provisions.

6 Conclusion

In view of the proposals outlined herein assessed against relevant planning policies and considerations, we request that the proposal be accepted.

We believe that these proposals are required and will be a key part of the Stadium's future by providing the required lighting levels in upper leagues as well as allowing higher levels for up to international level. The existing lights have come to the end of their service life and unfortunately need to be removed.

These proposals allow for a new direct replacement, future expansion as well as a key focal point for Wrexham.



Figure 10. Light Spill Affected Areas



MANCHESTER

St GeorgesHouse 56
Peter Street
Manchester
M2 3NQ

+44 (0)161 236 6263

LONDON

The Comerhouse
91-93 Farringdon Rd
London
EC1M 3LN

+44 (0)20 7831 8877

BIRMINGHAM

133 Newhall Street
Birmingham
B3 1SF

+44 121 710 1830

DOHA

AFL Middle East LLC Dar
Al Salam Building 2nd Floor,
Office No.8 Doha
PO Box 75269

+974 444 17523