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Design and Access Statement **Rev A**



Statement prepared for:

Mr S Regan

The Lemon Tree,
29 Rhosddu Road,
Wrexham,
LL11 2LP.

Statement required for:

Proposed demolition of existing single storey extension and construction of new two storey extension to form additional bedrooms at The Lemon Tree, 29 Rhosddu Road, Wrexham, LL11 2LP.

1. Brief:

- 1.1** We have been approached by our client to seek the planning permission required for demolition of existing single storey extension and construction of new two storey at The Lemon Tree hotel.
- 1.2** The purpose of this application is to create additional accommodation for the hotel.
- 1.3** The building that is subject to this application is Grade II Listed. The Lemon Tree, formerly known as Abbotsfield Priory Hotel, was listed in January 1994; establishing its importance within the local area.
- 1.4** The site has had several planning applications put in of the years, including internal alterations, new signage and new ramped access. All of these application have gained planning permission from Wrexham County Council.
- 1.5** The existing single storey extension present holds a lounge area, couple of offices and storages areas. These rooms are rarely used and are becoming a burden on the current owners. Hence the reason to demolish this extension and construct a new two storey extension housing the much needed additional bedrooms.
- 1.6** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves, and the client.

2. Access, including movement to and from the site:

- 2.1** The site is located on the corner of Rhosddu Road and Grosvenor Road in the large town of Wrexham.
- 2.2** The vehicular entrance to the car park is accessed off Rhosddu road with a pedestrian access located further up on the same road. Both these access points are to remain in situ and be unaltered for the purposes of this application.
- 2.3** Wrexham is a major town, which is surrounded by many villages, creating an ever growing County.
- 2.4** Grosvenor Road provides a link via Regent Street to the A483, which joins onto A55. This allows easy accessibility from Wrexham to the rest of North Wales, Chester and England.
- 2.5** Wrexham has good bus routes terminating at the bus station, which is located in the town centre, providing services to various locations such as Manchester and Liverpool. This will mean the visitors and the staff of The Lemon Tree can commute to/from the site without the aid of a car.
- 2.6** There are also good rail links from the town centre, the rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, such as Crewe, Manchester, Newcastle etc.
- 2.7** The extension to the hotel has been designed to ensure that all doors and passageways are wheelchair accessible to enable easy means of entering/exiting.



1. Proposed Site Plan

3. Character:

- 3.1** As expected the building has been altered numerous times over the years, due to the different demands as a hotel it has had.
- 3.2** The building was originally built in 1863 as a dwelling for Mr. Edward Jones and remained as a residential home for many years until it became the Area Education Offices for Denbighshire and Clwyd County Councils.
- 3.3** In the 1970s, the building was converted to a hotel with restaurant named Abbotsfield Priory Hotel and has remained as this use to today. Even though the use has not changed since the 1970s; the name of the hotel has changed due to change in owners.
- 3.4** The Lemon Tree is a big focal point within the immediate locality of the town, which provides tones of character. The principle elevations comprise of neo-gothic construction with more modern style extensions to the rear.
- 3.5** As previously mentioned; the original building of The Lemon Tree comprises of a neo-gothic style. Tall, slim windows can be found throughout the building with many boasting a trefoiled mullion design.



2. Existing Elevations

- 3.6** The main outlook of the building is stonework with some rendered areas found on the modern extensions. Stonework quoins can be found throughout the building matching the original sandstone colour. The roof boasts detailed slate coverings with decorative ridge tiles and gable copings with moulded kneelers.
- 3.7** It is our client's intention to construct the proposed extension to be sympathetic to the surrounding area. This would mean using traditional materials within the build such as stonework walls/quoins and slate roofs.

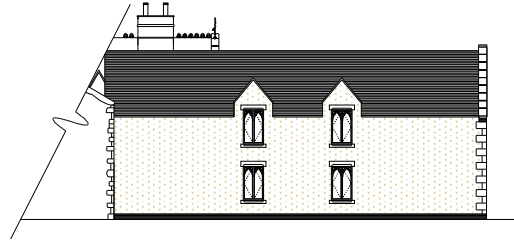
4. Appearance

- 4.1** The size of extension has been determined by surrounding facilities (car park), access of the site and the actual size of the site.
- 4.2** A single storey extension is currently built within the area we intend to construct the new extension. This extension is to be demolished to allow for a new two storey extension in its place.
- 4.3** The existing extension is constructed out of painted concrete panels with a felted flat roof structure. This is not a traditional construction method and is not in keeping with the rest of the buildings. We believe the demolition of this structure would be a great welcome to the area.
- 4.4** The proposed extension, although being that of two storey in height, is on a smaller footprint to the existing extension; creating more space for parking facilities.
- 4.5** Our intension for the main structure is to have a rendered finish. Although not the main material finish on the original building, a rendered finish can be found on the existing extensions and the rear of the original dwelling itself. Stonework quoins are included in the design with stonework gables fronting the two roads to ensure a continuation in the materials is maintained.

- 4.6** Steeped pitched dormers are also incorporated into the design with tall windows styles to match the existing building; another factor to ensure the character of this building is continued through.



Front Elevation



Side Elevation



Side Elevation



Side Elevation

3. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 105 crimes reported in the vicinity for the month of May 2018. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the demolition of an existing single storey extension and erection of two storey extension at The Lemon Tree would see an increase in these crime figures.
- 5.3** The new extension will improve the natural surveillance, with having additional occupancy within this area of the site due to the additional bedrooms. The design and layout of the whole site has been assessed to ensure that any blind spots and hiding places are kept to a minimum.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the accommodation will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the extension.
- 6.3** The proposed extension will be fitted with lighting outlets which takes lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the additional accommodations have 100% of efficient light fittings.

7. Conclusion:

- 7.1** This planning application should be looked favourably upon and granted permission, as we feel there are no justifiable reasons for refusal.
- 7.2** By agreeing this extension, the local authority will allow our client to make use of a mainly disused part of the building and provide the area with an attractive extension to the original building.
- 7.3** Allowing this proposal to take place will warrant a valued business to continue trading and grow with additional facilities. This will therefore enable The Lemon Tree to support the local community further.
- 7.4** Many businesses are closing and not being replaced, so the support of Wrexham Council in these difficult economic times will allow our client to maintain their business ambitions.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*

Rev A: S.M.E. – 23/07/18