



MARSTONS LODGE • PLAS COCH • WREXHAM

DESIGN & ACCESS STATEMENT • APRIL 2018



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1.1 GENERAL

Provision of a new-build 24 bedroom lodge within the existing site boundary.

Car parking provision to meet operational requirements.

Affordable development.

1.2 SITE SPECIFIC BRIEF

Site constraints including services easements.

Land ownership and effect on neighbouring property.

Access location and parking requirements.

Retention of existing pub/restaurant.

LA Design Guide preferences.

1.3 OPERATIONAL REQUIREMENTS

24 bedroom budget accommodation dormitory hotel block for family and business users.

High quality bedroom and ensuite bathroom offerings.

Mix of room sizes to accommodate family groups and single travellers with the layout of the lodge to include a mix of room configurations including family, double, twin and UA bedrooms.

Limited vending provision as dining facilities will be offered by the Plas Coch pub/restaurant within the site.

Lodge reception located within existing pub/restaurant.

Housekeeping facilities to provide for daily cleaning operations and the storage of linen within the lodge.

Extension to existing external lighting to ensure safe use of car park and approaches to all buildings within site.

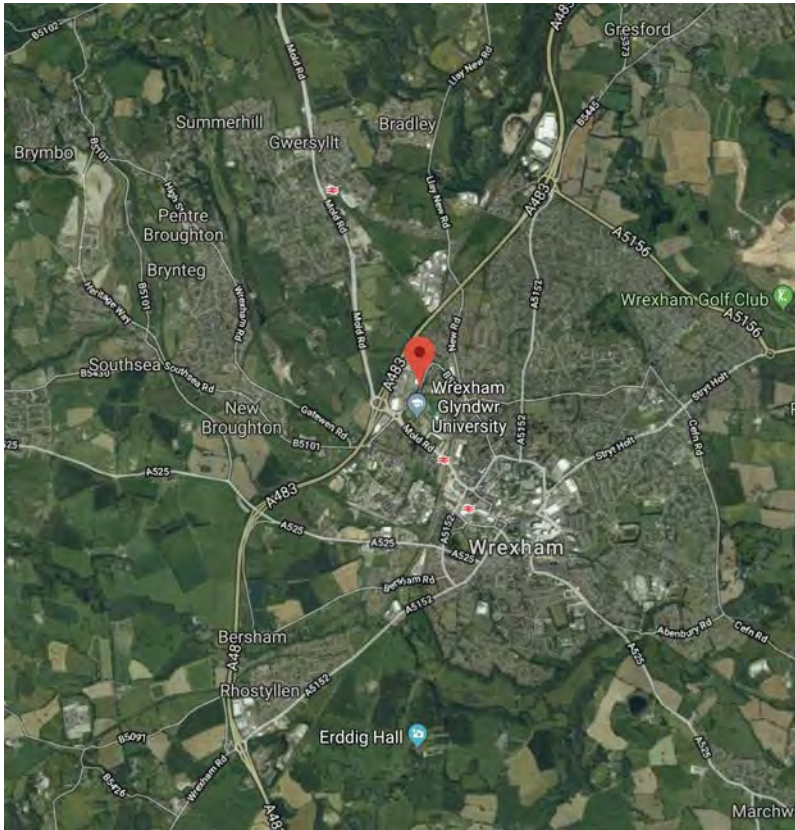
Clarity of lodge entrance and direct pedestrian link to existing pub/restaurant.

Additional car parking spaces to include minimum 2 UA bays.

External soft landscape modified to suit new building arrangement.



Wrexham is situated close to the Wales-England border, south-west of Chester.



The site is to the north-west edge of Wrexham close to the A483.

2.1 SITE LOCATION

The site is located to the north-west of Wrexham, close to the A483 principal north-south trunk road.

The development area sits to the eastern edge of the present pub/restaurant building in an area given over to external dining. The site is bordered on three sides by the B5101 to the east and link roads to the Plas Coch Retail Park to the south and west. An Aldi supermarket backs onto the northern site boundary



The site houses an existing pub/restaurant and sits on the eastern edge of an established retail park.



The existing pub/restaurant sits centrally with parking to the south & west. An existing garden area to the east is the identified development area.



1 - Panorama view looking north with the development zone to the right.



2 - Panorama across existing side garden looking east through to south.



3 - View into site at existing vehicle crossover looking east.



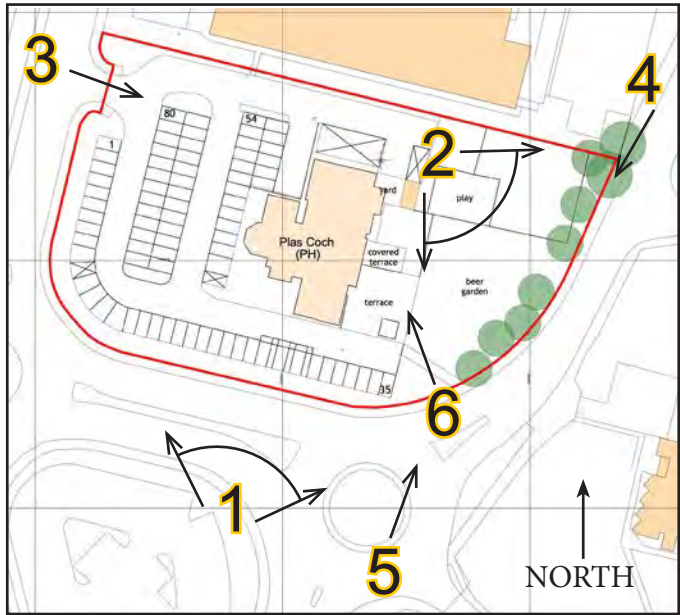
5 - View across roundabout from the south.



4 - View looking south along B5101 showing existing tree screen to east boundary.



6 - View of the existing pub/restaurant east elevation and the access door for the direct link to the new lodge building.



Existing site plan showing referenced viewpoints for photographs.

2.2 SITE PHOTOS & HISTORY

The application site is an active Marstons pub/restaurant trading under the name of the 'Plas Coch'. It occupies approximately 1.5 acres due south of an Aldi supermarket and is bordered on the remaining three sides by roads. The existing site entrance is to the north west corner of the site.

Plas Coch is an unofficial area in the Wrexham County Borough of Wales lying in the north-west part of the Welsh town of Wrexham. The area was originally known as Lower Stansty; however, in more recent years the use of 'Plas Coch' is more common.

Today, Plas Coch is one of Wrexham's most modern areas. The area is largely non-residential and is dominated by the Glyndŵr University Plas Coch campus and its many sports facilities. Plas Coch is well known for its large retail park situated opposite the North Wales Tennis Centre. The area has actually become part of Wrexham's Sports, Education and Technology hub as defined by Wrexham Council's district review.*

*referenced from Wikipedia



2.3 EXISTING SITE EVALUATION

The site comprises a roughly rectangular parcel of land. It is bordered;

- a) to the north by a planted boundary and an Aldi supermarket and customer car parking;
- b) to the west by a principal access road serving the Plas Coch retail Park;
- c) to the south by a short length of dual carriageway linking the retail park and the B5101 Plas Coch Road;
- d) to the east by the B5101 Plas Coch Road.

The Plas Coch Retail Park is to the north and west. Wrexham Glyndwr University spreads out to the south and east with a variety of occupancy types. To the north east is Wrexham Tennis Centre.

The site is predominantly level but set below the general pavement level of the dual carriageway to the south

The prevailing wind direction is from the south west and the site will receive uninterrupted sunlight.

Traffic movements into and out of the site will use the existing crossover point to the north west corner, entering from the Retail Park access road.

The existing pub/restaurant sits centrally within the site and is bordered to the west and south by parking areas. Deliveries are across the north edge with access to an integral service yard from this aspect. An external garden area and terrace sit to the east, bordered from the B5101 by a planted strip with mature tree screen affording shelter from the east.



2.4 USE

Marston's Inns & Taverns currently operate The Plas Coch pub/restaurant on site which is run as a family orientated dining destination.

As part of a nationwide development programme, Marstons are looking to provide high quality and best value overnight accommodation on selected sites across their estate. These facilities will be provided within small scale lodges and will cater for the modern day traveller, be they on business or at leisure, as individuals or as a group or family.

The proposed lodge will result in additional part time employment opportunity for local people with up to 10 additional full & part time positions to assist with housekeeping and reception duties in the lodge and additional service for breakfast in the existing pub/restaurant.

Entry to the lodge allows guests able to come and go via a keycard security entry system - 24/7 reception facilities will be provided.

A breakfast service for guests staying in the lodge will be provided in the existing pub/restaurant between fixed hours. This provision will be restricted to lodge guests and will be contained within a specific part of the pub/restaurant floor plan.

The objectives established for the completed development are therefore that it should be:

Inclusive – so that everyone can use it safely.

Responsive – has taken everyone's views into account.

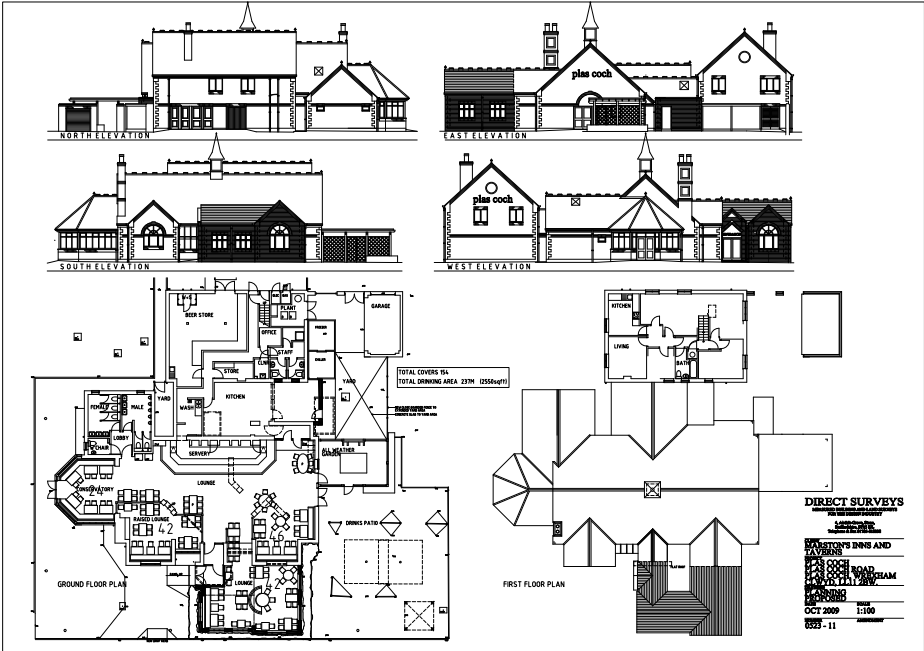
Flexible – so that different people can use it in different ways.

Convenient – so that everyone can use it without too much effort or separation.

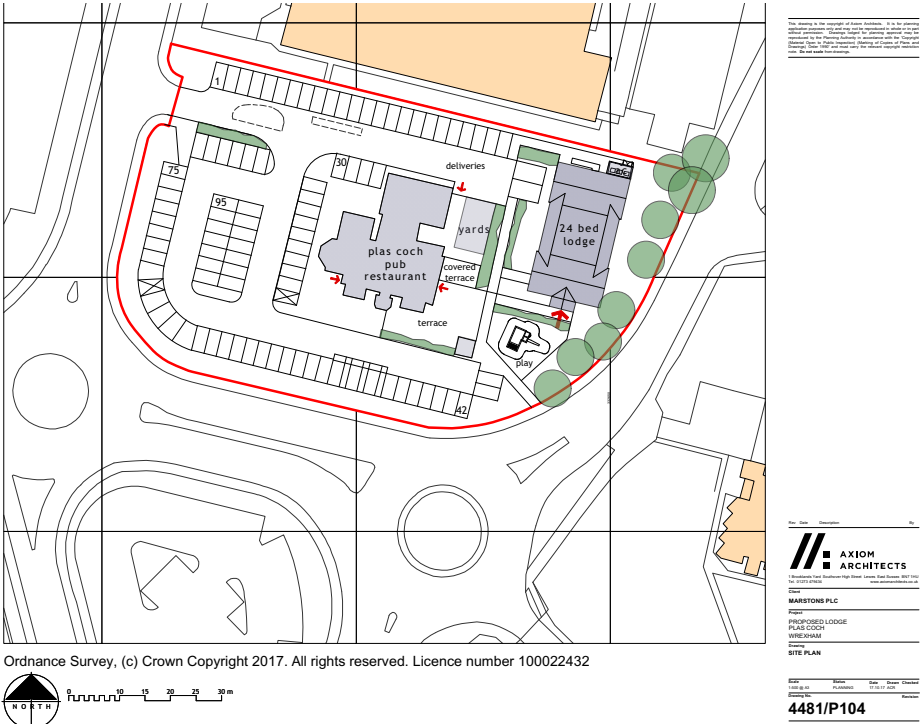
Accommodating – for all people, regardless of their age, gender, mobility, ethnicity or circumstances.

Welcoming – with no disabling barriers that might exclude some people.

Realistic – balancing everyone's needs.



2010 scheme to extend the pub/restaurant - now built.



Pre-Application scheme site layout.



Pre-Application scheme elevations.

2.5 PLANNING HISTORY

It is understood that the site is not within any town centre or specifically designated development zone. It is not in a Conservation Area, nor does it contain any listed buildings. Four trees within the site are believed to be covered by Tree Preservation Orders.

A single storey extension to the south elevation of the existing building was granted under planning reference P/2010/0065 and subsequently built out.

A Pre-Application was submitted under reference ENQ/2017/0247 with a written response issued on 18th December 2017 that addressed three primary aspects of the Pre-App proposal.

- 1. Design
In general terms the design principle was accepted with scale and positioning not questioned. Comments did refer to an absence of contextual elevations, materials spread and detailing elements, plus a preference for some continuity at eaves level.
- 2. Trees
An assessment/report on the existing tree screen to the eastern boundary was requested and the results used to inform the position of the new lodge building.
- 3. Highways
Issues raised concerned increased traffic generation and parking capacities.



Above - Elevations of the proposed pub/restaurant highlighted with design references.

Right - Photographs of the existing building illustrating contrasting brick detailing and tonal palette.



2.6 BUILDING FORM, STYLE & SCALE

BUILDING FORM • The plan arrangement begins as an economical arrangement of bedrooms either side of a central spine corridor. This generates a uniform rectangular form which is relieved in this instance by swinging the corridor/bedroom arrangement through 90° at each end thereby enabling a pair of matching gable ends to act as 'bookends' to the longer facades.

This also creates a slightly set back facade to the central part enabling a clean change of material and the opportunity to reduce the sense of scale.

The shorter end flank walls are relieved by the primary entrance porch and echoing gable to the south elevation and with the required escape stair to the far less visually apparent north elevation.

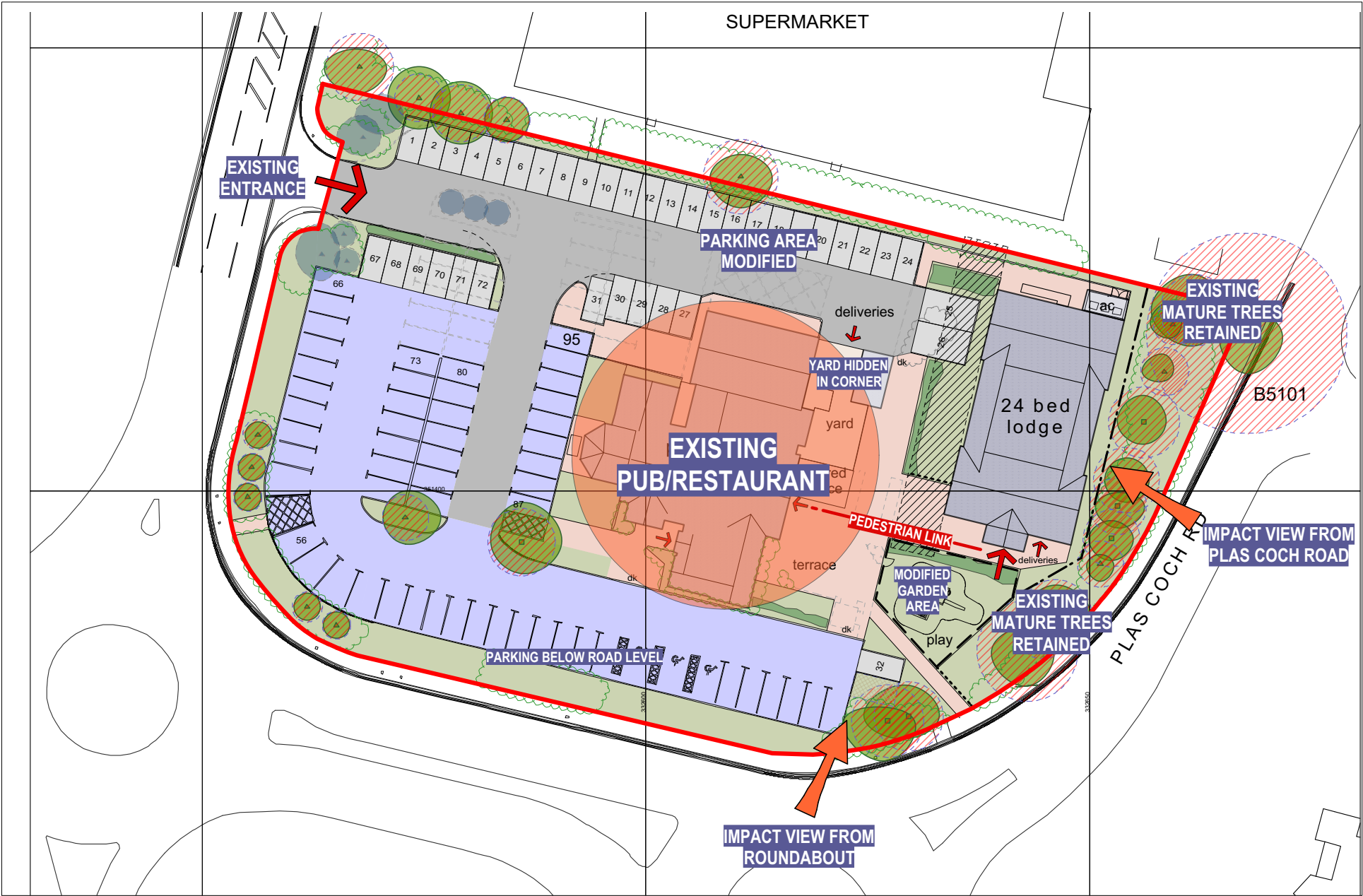
A pitched roof unifies the whole.

STYLE • The design character for the new lodge is strongly influenced by the existing building. The use of the dominant red/brown facing brick continues the tonal quality of the site and the inclusion of contrasting light brickwork in quoins, soldier courses and string course further reference the existing building, albeit in simplified intensity.

The repeated pattern of bedroom windows is broken by the introduction of contrasting gables and further by a hierarchy of deeper windows at ground floor. These are subtle differences within the whole and reflect the inherently domestic nature of the development.

The fenestration pattern is a clear derivation of the existing building, but again not a direct repeat.

SCALE • The introduction of gables, short lengths of straight facade, pitched roofs and the two storey height result in a building which is easily in scale with the existing building.



2.7 DESIGN EVALUATION

The positioning of the building and its design has been influenced by parameters that include :-

- The existing pub/restaurant building
- Visual impact
- Existing mature trees
- Existing boundary lines
- Pedestrian link to pub/restaurant
- Vehicular access point
- Minimising the impact of parking requirements
- Suitable building heights and materials
- Operational viability
- Existing & proposed ground levels
- External activity spaces

The existing site access and parking provision fundamentally determines the viable development zone within the site. This results in a restricted footprint and one that is heavily influenced by the existing pub/restaurant to the west and the stand of established trees to the eastern boundary.

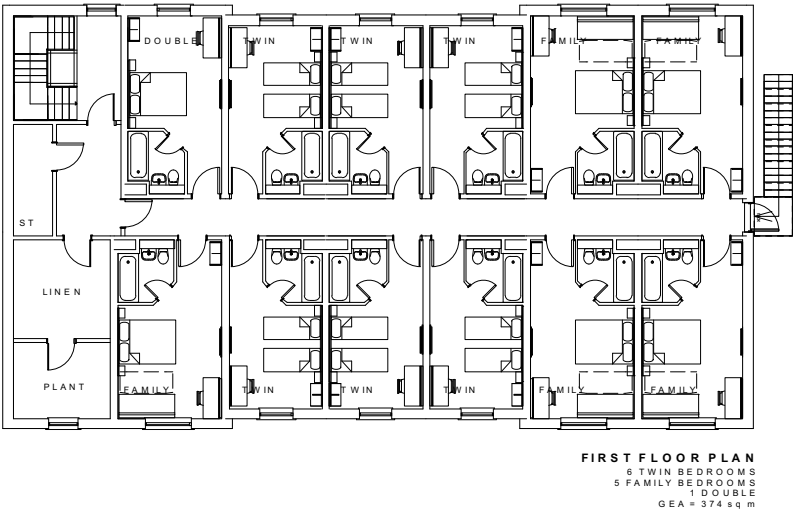
As a result, the number of bedrooms to be provided has been sensibly determined. The entry point to the lodge is positioned to facilitate the most direct relationship with the existing pub with a clear line of travel between the two buildings.

The introduction of a 'T' block plan arrangement provides an opportunity to move beyond the standard serried ranks of repeated window openings and generate an elevational form that is more broken, articulated and akin to the ornate existing building.

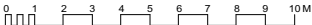
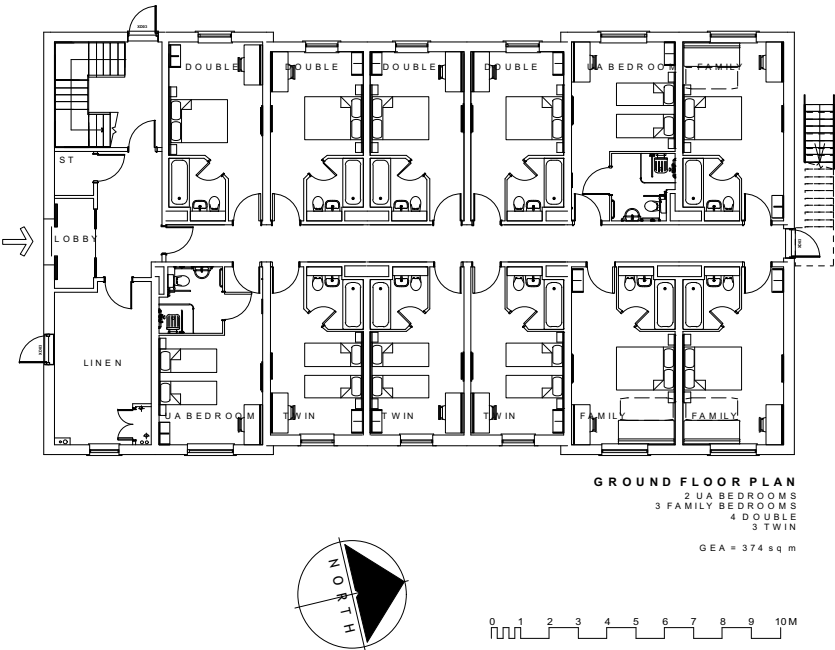
The existing trees to the east will provide an established screening of the new building and significantly assist in settling the new lodge into the landscape.

Vehicular movement through the site is much as existing with additional parking and service areas kept away from any of the primary external viewpoints.

FIRST FLOOR PLAN



GROUND FLOOR PLAN



2.8 PLAN DESIGN AMOUNT

The proposed building will provide:

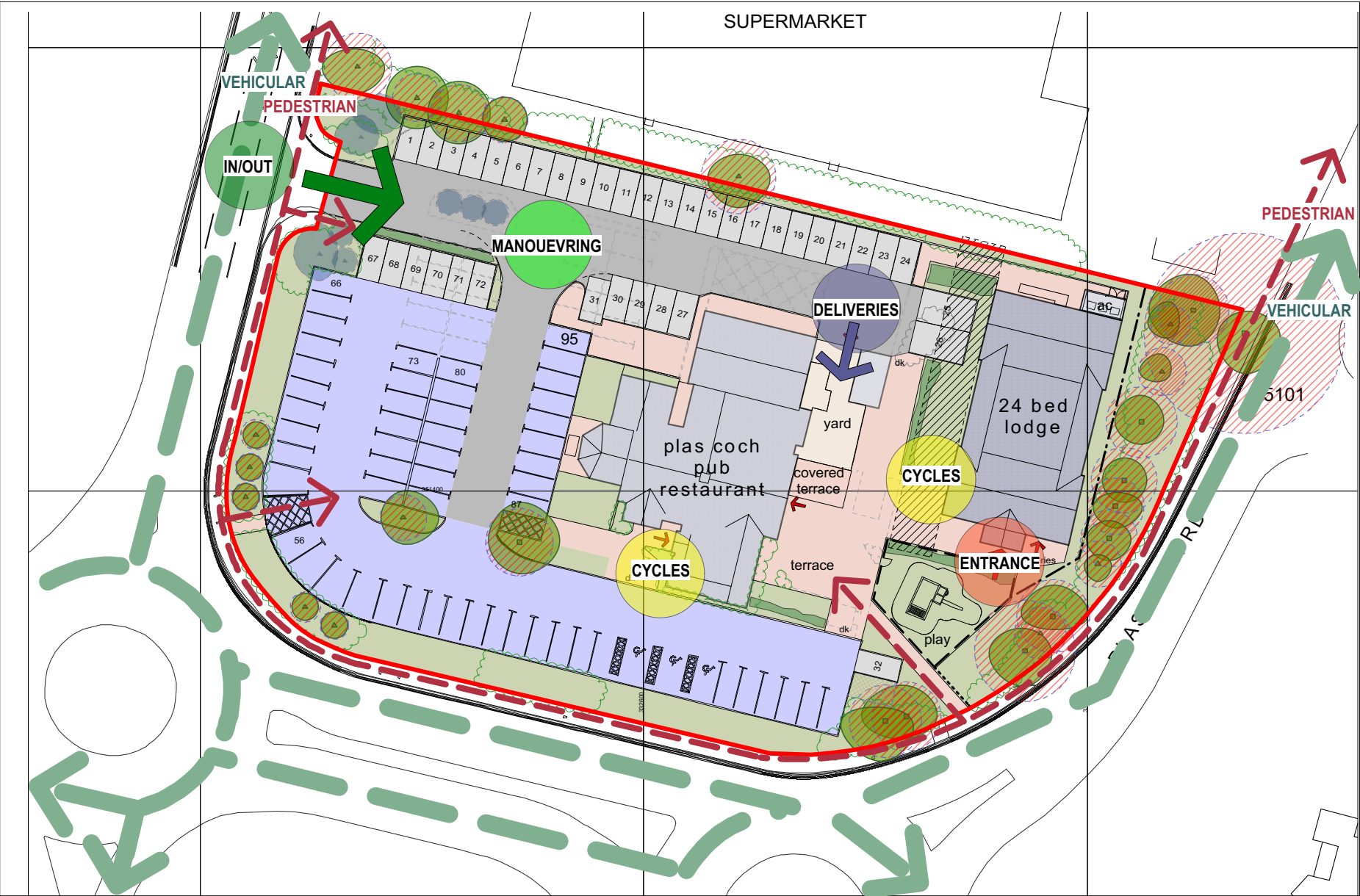
- 24 bedrooms including 2no. UA standard
- Linen storage
- Independent plant room
- Internal staircase & external escape staircase

Total GEA across both floors = 374+374 = 748sqm

Total GIA across both floors = 346+346 = 692sqm

Car parking provision will total 95 spaces of which 5 will be designated UA spaces.

Cycle stand provision will be to LA requirements.



3.1 MOVEMENT & ACCESS

There are no proposed alterations to the enclosing road pattern. Vehicular access will be via the existing crossover onto the Plas Coch Retail Park access road to the west.

Vehicles and pedestrians can move freely around three sides of the site with three dedicated pedestrian access points into the site in addition to the vehicular access. These points are also viable cycle entries with dedicated cycle stands proposed close to the pub and lodge entrances for use by staff and guests.

A network of footpaths facilitate pedestrian movement through the site with a dedicated link created from the pub to the lodge across the external dining terrace.

There will be dropped curves to kerbs and flush thresholds to the entrance to the pub/restaurant.

Car parking surveys have been carried out as part of the design appraisal (refer to Sandersons report) and whilst these demonstrate the adequacy of the proposed parking provision, it also highlights the present impact of match day parking for Wrexham AFC home matches. Marstons will implement a parking management strategy on these days, with an on-going monitoring programme, to ensure adequate parking provision at all times for lodge and pub/restaurant occupants.

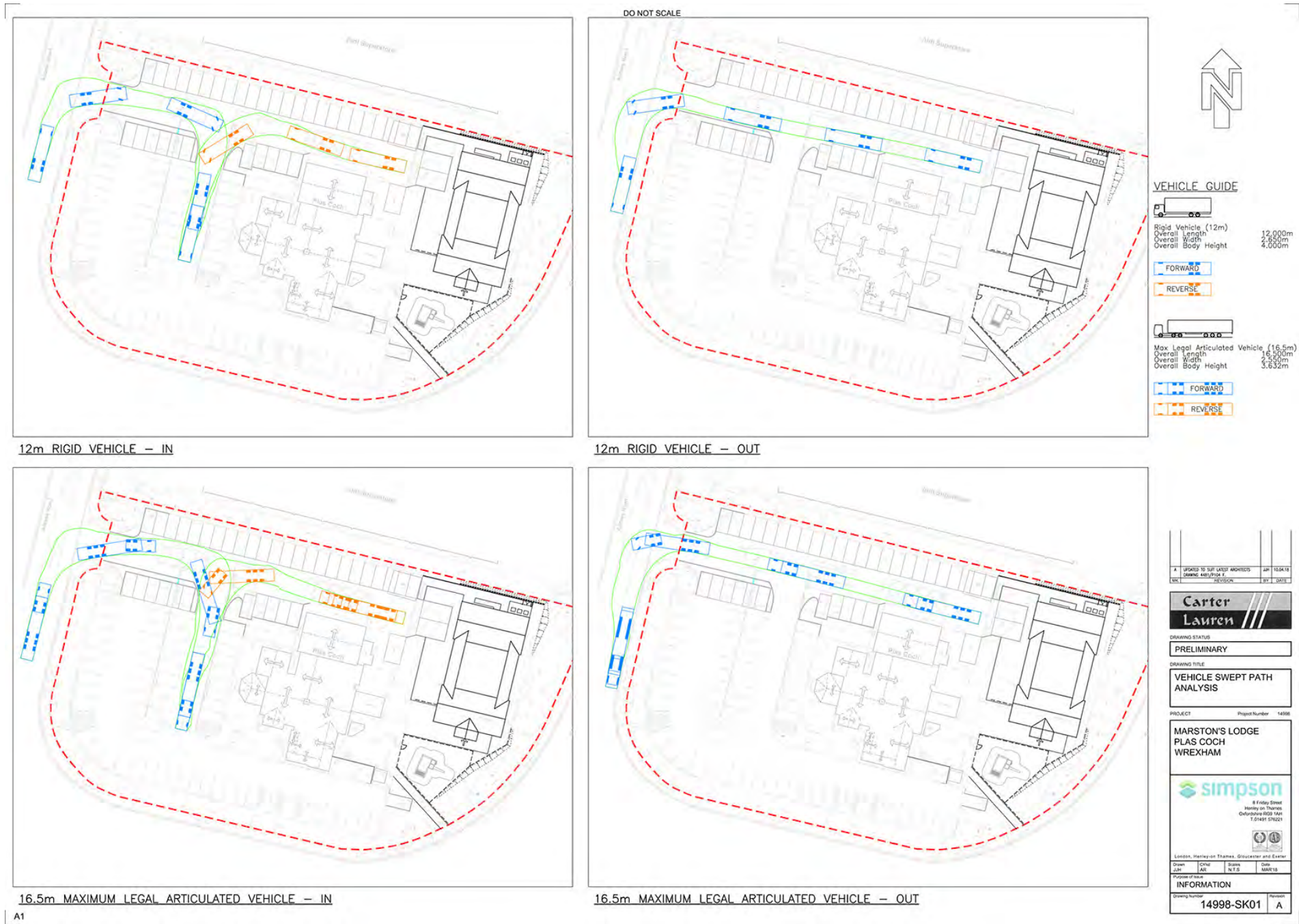
3.2 DELIVERIES

Delivery and refuse collection vehicles are able to deliver and exit with all movements accommodated within the site as indicated by tracking diagrams (see Section 3.3). Deliveries are timed to minimise disruption to customer parking.

To facilitate ease of movement, dedicated parking bays can be coned off to coincide with delivery times as necessary. Such restrictions will not impact on peak parking periods.

Recyclable materials (i.e. glass bottles) and refuse will be collected by the same contractor that services the pub restaurant yard, once a week. These will be stored within the service yard area.

Linen deliveries, as may be required, will be made by an external contractor and times will be coordinated outside peak restaurant trading periods. There will be no night time deliveries to avoid disruption to any nearby residents.



3.3 TRACKING

Submitted tracking diagrams illustrate arrival and departure movements for both a 12m rigid lorry and a 16.5m articulated lorry.



4.1 ENERGY

Marston's Inns & Taverns are committed to reducing energy consumption in all areas of the business and require that all new buildings are provided with energy efficiency measures and controls.

Jenks Associates Limited will produce a Sustainability Report based on operational information garnered from the existing Marston's estate of similar, recently completed projects. The issue of renewables is described in detail within this report with particular reference to the practical level of achievable renewable energy.

Extract System

A centralised extract system to bedrooms and bathrooms is installed with ductwork located in roof-space and discharging through a louvre panel on the west elevation. Extract fans to linen rooms will be unitary type controlled by integral photocell units with low specific fan powers.

Domestic hot water

Provided to the building via a Gas Fired High Efficiency Condensing Hot Water Generator(s) - Andrews Water Heaters "Maxxflo" Model CWH90/300.

Air Conditioning

Bedrooms are fitted with Mitsubishi Electric Air Conditioning Type PEFY-P20VMS1-E Ultra-Thin Ceiling Concealed Ducted Indoor AC units mounted above entrance doors and linked to Mitsubishi Electric UK R2 Series High COP Heat Recovery Outdoor Units Type PURY-EP200YNW-A, located in external enclosure.

Internal Lighting

The building internal lighting will be provided via high frequency luminaires, coupled with use of light emitting diode (LED) lighting to create suitable internal ambiance.

External Lighting

All external lighting to be only energy efficient fittings with photocell 'ON' control and time-switch 'OFF' control.

General

Building 'U' values will be improved beyond the minimum standards imposed by Part L 2013 England Building Regulations. Thermal bridge interfaces will all be constructed to accredited details. Building air permeability of 5m3/m2/h @50Pa or lower. All Room uses that require supply/extract ventilation to comply with the Building regulations will be provided with unitary fans with low specific fan power.

4.2 WASTE & RECYCLING

Waste and recyclables will be stored within the fenced service compound to the 'rear' of the proposed lodge, from where they will be collected by a private contractor.

Biffa act as Marston's general waste collection sub contractors and provide DMR (Dry Materials Recycling) sorting.

A standard 1100ltr container within yard allow for the separation and recycling of the following Dry Materials Recycling from these containers.

- Cardboard
- Paper
- Wrapping
- Plastic
- Cans

A single 1100litre container is used for general waste from the lodge.

4.3 DRAINAGE & WATER

Foul & surface water drainage will be as outlined in drainage strategy report, including external surface run-off.

Dual-flush, water saving toilets are proposed, as are percussion taps and aerated shower fittings.