

Design and Access Statement

Prepared on behalf of the Co-Operative Estates in respect of
The Co-Operative, High Street, Coedpoeth, LL11 3UF

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1.0 Introduction

This Design and Access statement has been prepared in support of a full planning application for the redevelopment of the Co-Operative Petrol Station site. This involves the demolition of the existing dwelling (Afallon House), reconfiguration of the petrol forecourt and construction of a new Co-Operative forecourt shop at High Street, Coedpoeth, LL12 3UF.

This statement has been prepared with reference to Technical Advice Notes (TAN) 4: Retail and Commercial Development (2016) and read in conjunction with Planning Policy Wales' most recent edition which sets out what should be included in a Design and Access Statement. Reference has also been made to the Welsh Government guide 'Design and Access Statements in Wales – Why, What and How'. In addition, it is in accordance with the guidance prepared by the local authority and responds to the recommended templates put forward in this document.

This document should be read in conjunction with the plans supporting the application along with any accompanying technical reports.

2.0 Site Context

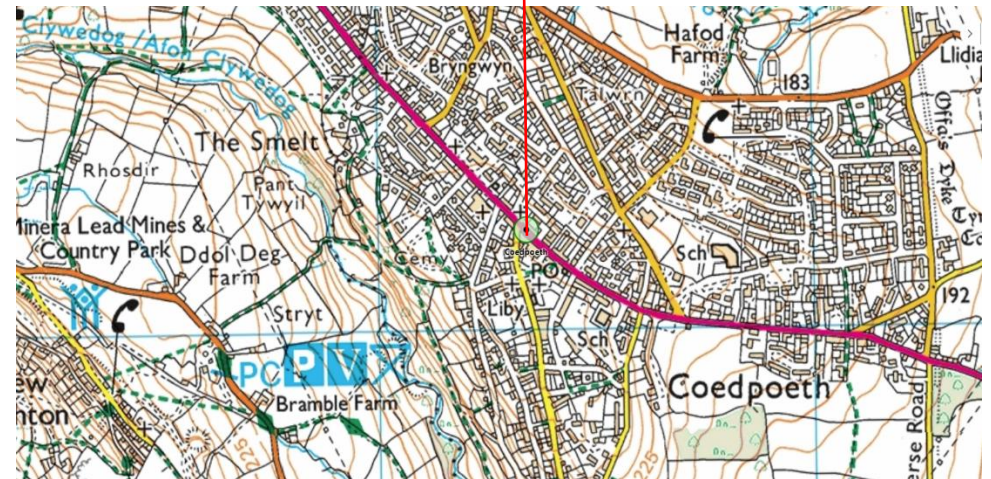
This section looks at the site and its context. It aims to identify local characteristics in terms of both construction styles and layout that may influence the proposed layout and aesthetics.

2.1 Site Location

Coedpoeth is a village in Wales, located on a hill between the Clywedog and Gwenfro valleys, surrounded by countryside with views of the Cheshire plain, Tanyfron, Southsea and the town of Wrexham.

The application site is on the High Street (A525), close to the village centre of Wrexham and the A483 which is situated to the east linking Wrexham with North Wales.

Site



Site



Fig 01 – Site Location Plans (Bing Maps)

2.2 Local Area

Coedpoeth High Street runs parallel with the site's north, northeast boundary which links Coedpoeth with Wrexham via the A525.

The application site is located on the High Street in an area that comprises a mix of both residential and commercial properties. The surrounding buildings are mostly two storeys with a mix of single storey extensions of typical red brick facing materials. Common design features include gabled roofs, bay windows, dressed stone which is historically common with this area as seen at the St. Tudfils Church, and rendered elements as depicted by the Cherry Tree Care Home, directly opposite the site.

The application site is close to other services and facilities, and easily accessible on foot/cycle and by public transport from the surrounding residential area, with the nearest bus stop approximately 250m away.

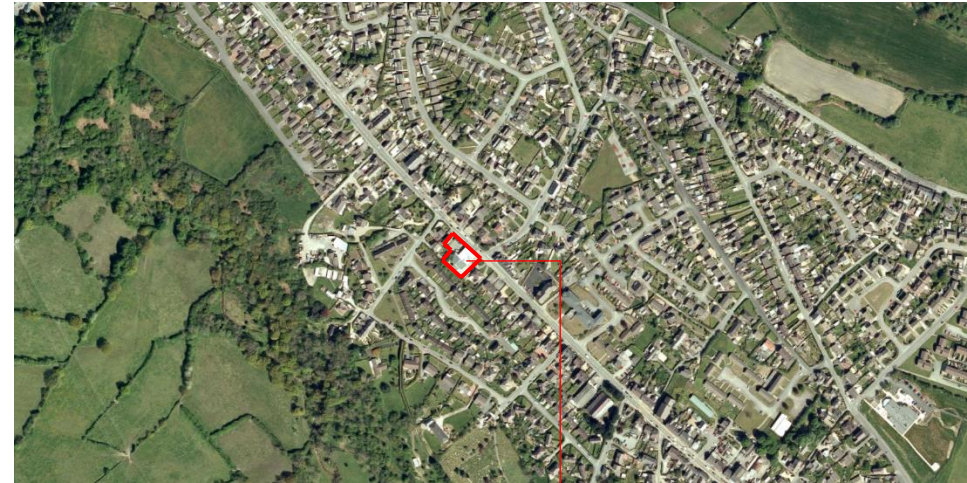


Fig 02 – Aerial Photograph (Google Maps)

Site



Fig 03 – Site Photographs

Site

Site

2.3 The Building & Site

The 0.15 hectare application site comprises a petrol filling station with a forecourt shop and incorporates the Afallon property to the northwest of the site.

The existing Co-Operative building (pictured) is single storey in height and of modern construction with masonry external walls and a tile-covered gabled pitch roof. The shop fronts and doors have aluminium frames, painted white with corrugated sheet cladding to the front elevation.

The main entrance to the kiosk is on the northeast elevation angled to face both the forecourt and Coedpoeth High Street.

Vehicular access is from the High Street with the site characterised by separate egress and access points. The sites perimeter boundaries are fenced, with no means of access.

The images shown above illustrate the key external features of the site.



Existing Building 1

Access

Egress

3.0 Design Principles

This section looks at how the design of the building has evolved and how the assessment of the site and the surrounding areas has influenced the final proposal.

3.1 Design Concept

As part of the Co-Operative Group's ongoing estate renewal program, an opportunity has been identified to redevelop the existing site through the construction of a new build forecourt shop and petrol forecourt which will increase the product range offered and enhance the customer experience.

The Coedpoeth site has been identified as one that requires an upgrade and maintenance of its fuel storage tanks and pumps that will be undertaken as part of the proposed work.

The design team has reviewed local and national planning policies which has informed the proposal, with these being reviewed in detail in the accompanying supporting Planning Statement.

It is the intention of the design team to create a high quality, contemporary development that enhances the surrounding development and landscape. The new building will be designed to minimise the impact on the surrounding development and promote high standards of design.

3.2 Amount

The application site has an area of 1528sqm. (0.15Hectares).

The existing building provides a 269sqm. (2895sqft.) retail unit. This is split providing a sales area and a back of house space.

The proposed building is 456sqm. (4907sqft.) retail unit. This is split providing a 279sqm. (3000sqft.) sales area and 104sqm. (1119sqft.) back of house space.

3.3 Use

The proposed development comprises a Petrol Filling Station (Sui Generis Use Class) with ancillary retail sales.

3.4 Layout

The proposed development follows the pattern of the existing site and the surrounding buildings, retaining and enhancing the existing streetscape.

The new building has been positioned on the site of the demolished Afallon House. This reduces any potential impact on the site's residential neighbours. The layout seeks to achieve efficient use of space, whilst meeting the commercial requirements of the Co-operative Group to enhance the customer's experience.

The building's main entrance has been maintained conceptually by facing on to the forecourt. The shop frontage is proposed to be almost the full width of the forecourt elevation which is designed for easy access from the High Street. This enhances visibility from the store and creates secure line of sights across the site whilst creating a retail frontage that works together to enhance the proposed development.

The proposed plant is positioned within the first floor of the building.

Refuse is stored externally and is removed from the site as part of the Co-Op's delivery strategy where waste is 'back-hauled' by the delivery HGV's, meaning that delivery vehicles take refuse away from the site once they have deposited their delivery.

3.5 Scale & Massing

The building proposed is a storey and a half with the Back of House, located within the space created by the roof void. A feature canopy is proposed around the main entrance which breaks up the elevations visually and creates a focal point at the buildings main entrance.

The existing forecourt canopy is to be replaced with a new canopy that has a minimum clear headroom of 5.2m.

3.6 Landscaping

The car park is to be resurfaced with tarmacadam, with new white lining to demarcate the car parking spaces and pedestrian walkways. The development has been designed to provide 14 spaces with one disabled space included. A stand for at least 2 cycles is shown in a convenient location. Given the location of the site and its characteristics, it is considered that adequate provision for customer parking has been provided.

The site benefits from its proximity to the local residential area and public transportation network with two bus stops located in close proximity to the site.

To enhance the scheme soft and hard landscaping is proposed around the car park and on the site's south west and southern boundaries.

Elsewhere in the site, provision has been made for pedestrian and disability access to and around the building to meet normal

day-to-day requirements, as well as an adequate Means of Escape from the building in case of emergency. The location and route of the pedestrian ramp to the store entrance has been designed with DDA standards in order to achieve access to the required floor level at a gradient which accords with Building Regulation requirements.

3.7 Appearance & Materials

The existing buildings are to be demolished to make way for the larger forecourt shop. The new building will be constructed with a steel portal frame with some rendered elements and cladded external walls with feature brickwork matching the buildings surrounding the site (see drawings attached). The roof is to be finished with a light grey membrane. Any new external rainwater goods will be dark grey aluminium.

The proposed shop fronts and entrance doors are to be aluminium framed (colour - dark grey, RAL 7043) with clear glazing. The main entrance is defined with a canopy which wraps around the entrance, finished in blue (Pantone – 306c).

As noted above the car park and forecourt will be resurfaced with a new tarmacadam finish with a brushed concrete finish to the fuelling areas.

Any signage details will be subject to a future application for Advertisement Consent however the elevations indicate new signage over the shop fronts and on the forecourt with a totem at the boundary edge with the High Street also suggested.

3.8 Flood Risk

The site is not within a Flood Zone. (See FCA report)

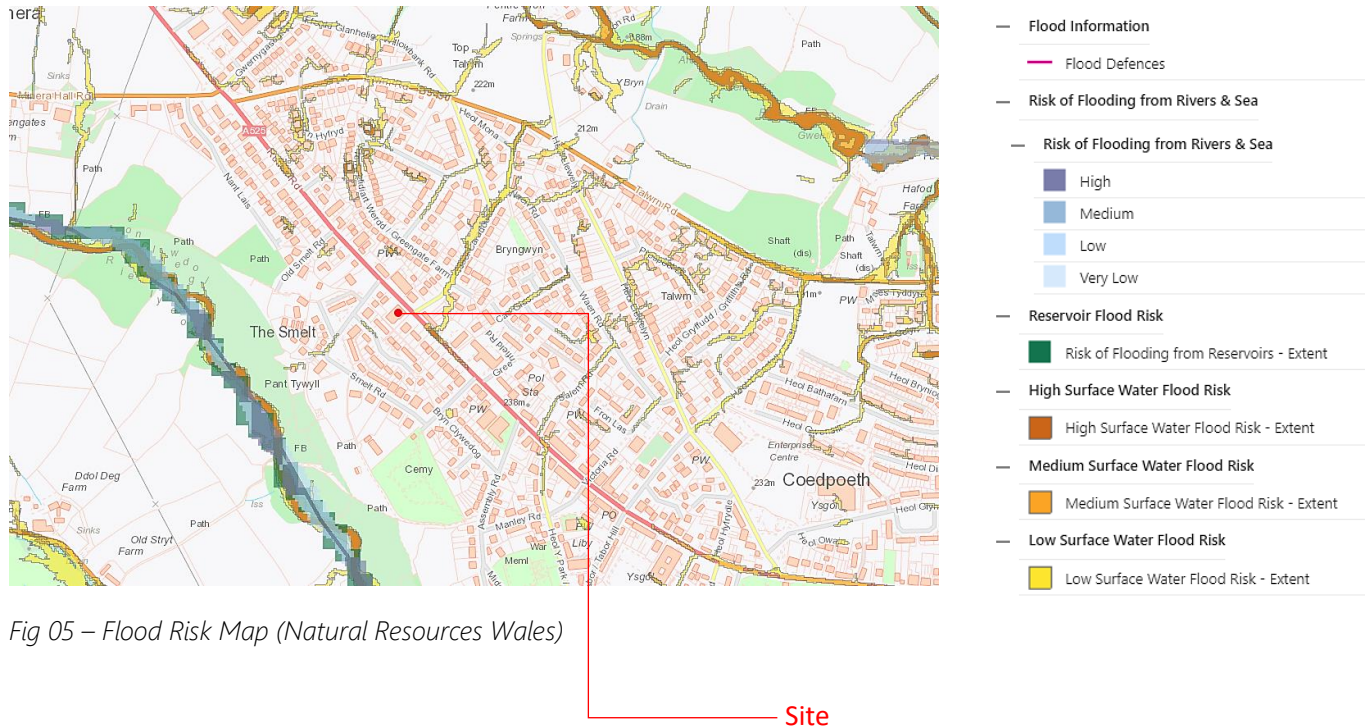


Fig 05 – Flood Risk Map (Natural Resources Wales)

4.0 Access

The application site is conveniently located close to the centre of both Minera and Wrexham. Its position means it is easily accessible to both pedestrians and those travelling by car. The site is easily accessible to those using public transport, particularly buses.

The building is fully accessible for the emergency services and service vehicles.

Both the main entrance into the building and the rear means of escape will be designed to provide a level threshold for disabled access.

It is the intention that the scheme will be designed to comply with Parts B (fire safety), K (protection from collision, impact and falling) and M (access and use of buildings) of the Building Regulations and other statutory information such as the Disability Discrimination Act.

5.0 Conclusions

This Design and Access Statement sets out how the design of the scheme has been informed through the assessment of the site and the surrounding area to form a high quality petrol filling station facility with its own identity and character.

This Design and Access Statement should be read in conjunction with all other reports and plans that form part of the application.