

# **HOLT ROAD, WREXHAM**

## **ROADSIDE SERVICES DEVELOPMENT**

**DESIGN & ACCESS STATEMENT  
JUNE 2016**

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## **1.0 BRIEF**

### **1.1 GENERAL**

Provision of roadside services consisting of a 150 cover pub / restaurant, a drive through unit & P.F.S / convenience store  
Car parking and access to meet operational standards  
Affordable Development

### **1.2 SITE CONSTRAINTS**

Site Constraints  
Site Configuration  
Access position  
Environmental Influences  
Relationship to adjacent developments

### **1.3 END USER REQUIREMENTS**

#### **Public House / Restaurant**

1. Family pub / restaurant.
2. 3 bedroom managers flat.
3. Back of house facilities to include office, staff changing and WC facilities, plant space and general storage.
4. Yard enclosure for recycling skips and refuse bins.
5. Car park layout to accommodate delivery route with level access to yard area and from UA bays to main entrance.
6. Provision of external dining areas.
7. Prominent building entrance.

#### **Drive Through Unit**

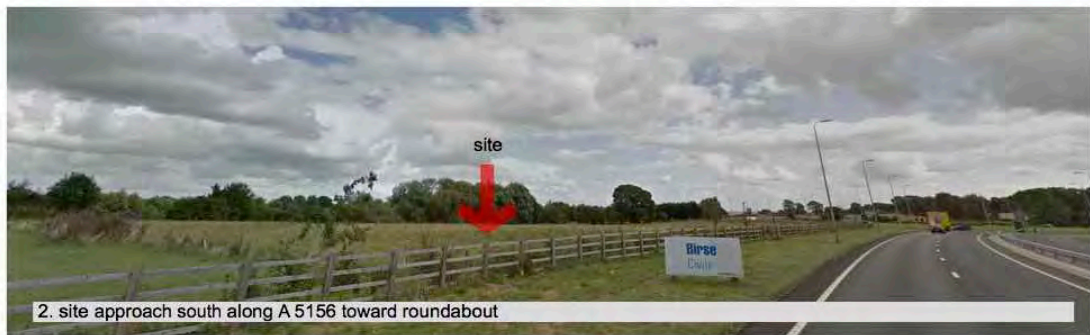
1. Internal seating with servery & drive through service window for customer provision.
2. Back of house facilities to include kitchen, store, office, staff changing and WC facilities, plant space and general storage.
3. Prominent building entrance.
4. Car park layout to accommodate delivery route to yard area.
5. Dedicated yard area.

#### **Petrol Filling Station**

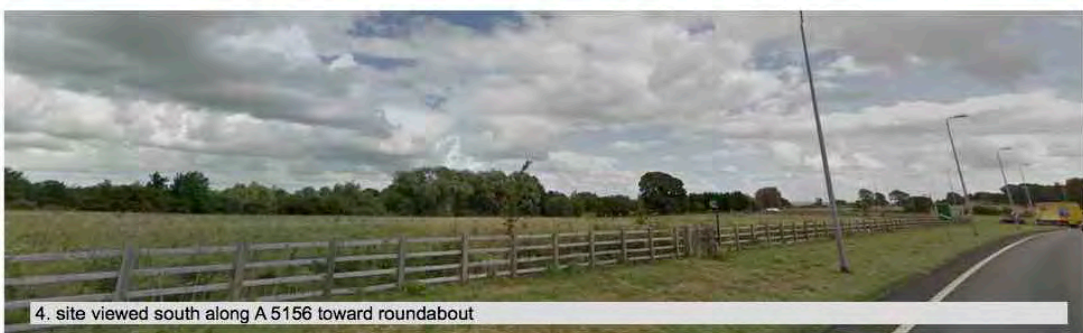
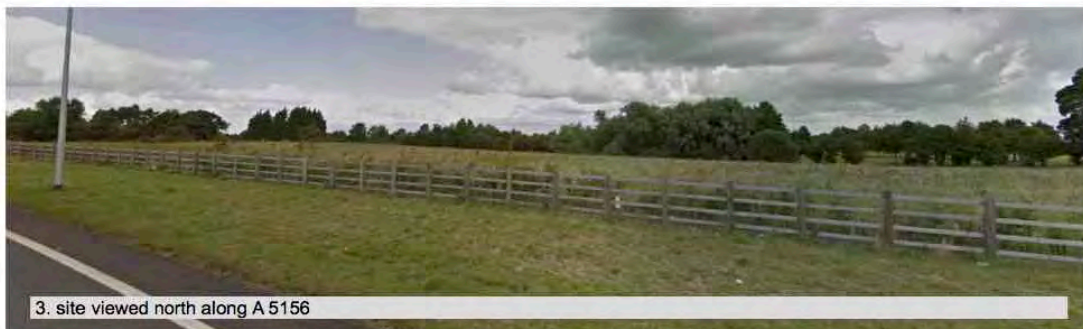
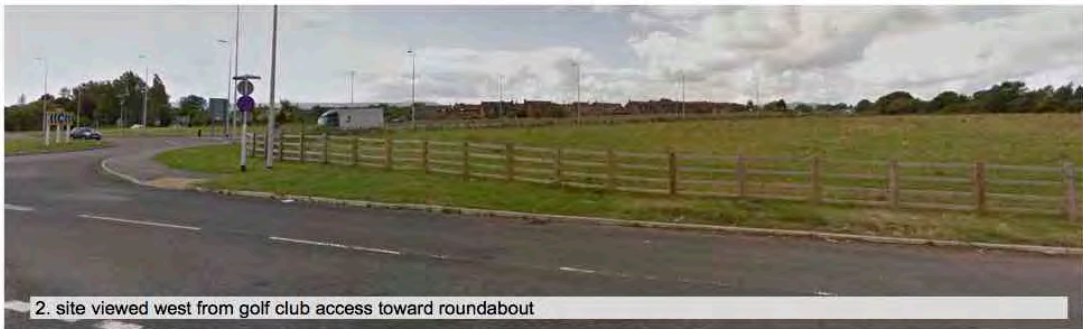
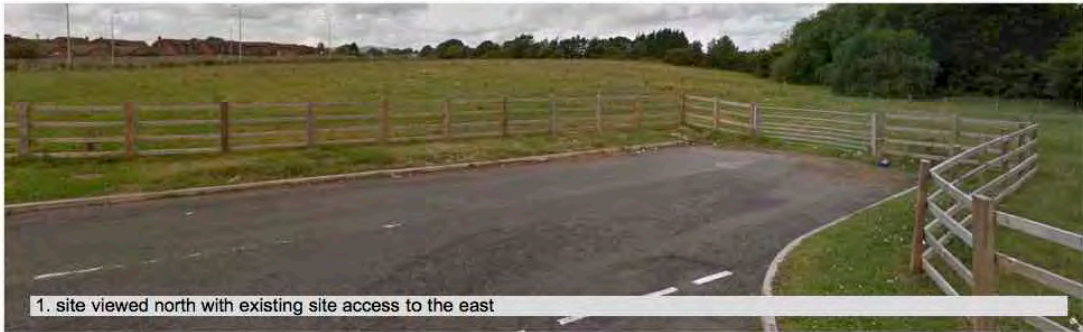
1. P.F.S providing fuel and convenience store.
2. Back of house facilities to include office, staff changing and WC facilities, plant space and general storage.
3. Prominent building entrance.
4. Layout to accommodate both fuel and convenience store deliveries during operations.
5. Dedicated yard area.

## **2.0 DESIGN**

### **2.1.1 APPROACH**



## **2.1.2 SITE PHOTOS**

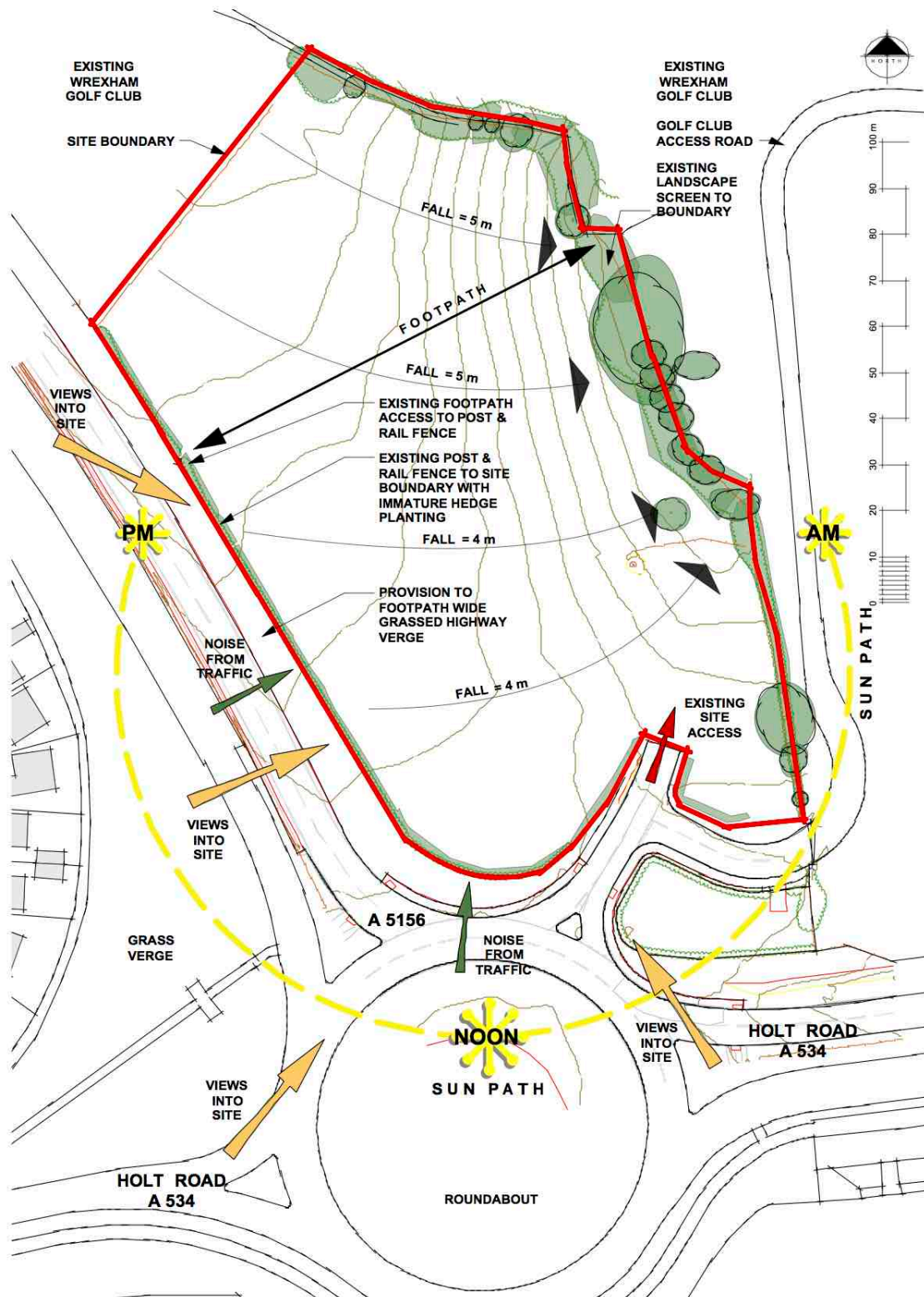


### **2.1.3 LOCAL CONTEXT**





## 2.2.3 GENERAL SITE EVALUATION



## 2.3 MOVEMENT & ACCESS

The site has vehicle access off the roundabout that links Holt Road and the A5156 shared with realigned access to golf club.

The immediate 'local' provision is summarised on the plan below.



Existing pedestrian footpaths run along Holt Road providing access to the site as indicated on above plan.

Pedestrian footpaths link the buildings within the site.

The development includes provision for 111 car parking bays with 7 UA bays.

The car park allows for manoeuvring of delivery vehicles on site. See tracking diagrams for all plots are included within the application and below.

## TRACKING PLANS

### Foul Drainage Pump Station



### Pub / Restaurant



## Drive Through Unit



**P.F.S / Convenience Store**



## **2.4 DESIGN & APPEARANCE**

### **2.4.1 USE**

The objectives established for the completed development are 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.

### **2.4.2 BUILDING FORM & SCALE**

The development is arranged to create individual plateaux on the sloping site accessed off the existing access road allowing easier recognition of choice and decision process for customers.

Both drive through unit and P.F.S / convenience store will be development familiar elsewhere on offer in the UK and this provides further assistance to customers as to facilities.

The proposed pub / restaurant has a central service area with associated equipment and plant located on the flat roof behind a perimeter bib roof. The ancillary first floor staff accommodation provides a 2 storey form.

Active frontages of the building take advantage of the outside terrace and garden areas and face adjacent approach roads.

A three bed staff flat is provided at first floor level with a permanent member of staff living on site to provide appropriate management and control of the business. This flat is ancillary to the use of the site.

A total of 111 car parking spaces are proposed overall. 28 for the drive through unit, 13 for the P.F.S / convenience store and 70 for the pub / restaurant.

UA spaces are located near main entrances.

Cycle racks located by the pub / restaurant staff and customer entrances are included to promote sustainable alternative means of access to the site for both staff and customers.

Service areas are where possible located away from the main approach and allow maneuvering within the individual plots, off the shared access road.

### **2.4.3 ARCHITECTURAL STYLE & CHARACTER**

The architectural style for the proposed pub / restaurant reflects historical precedents including those of the coaching inn, tavern, public house and local character.

The drive through unit and P.F.S / convenience store will reflect the brand image of end user.

The development will sit within landscaped setting.

## **2.5 EXTERNAL AREAS & LANDSCAPING**

The development will sit within a landscaped setting and provide outdoor amenity areas for the pub / restaurant and drive through unit integrated with existing landscaping.

The site will consist of parking areas and paths providing access between developments.

A detailed soft landscaping scheme for the pub/ restaurant will be developed in line with the masterplan to allow dialogue with local authority design officers.

## **2.6 DESIGN EVALUATION**

### **2.6.1 DESIGN DEVELOPMENT**

The positioning of the buildings have been influenced by parameters that include:-

- Location of site access & existing road network
- Environmental considerations relating to existing site boundaries
- Need for visibility of development from adjacent road network

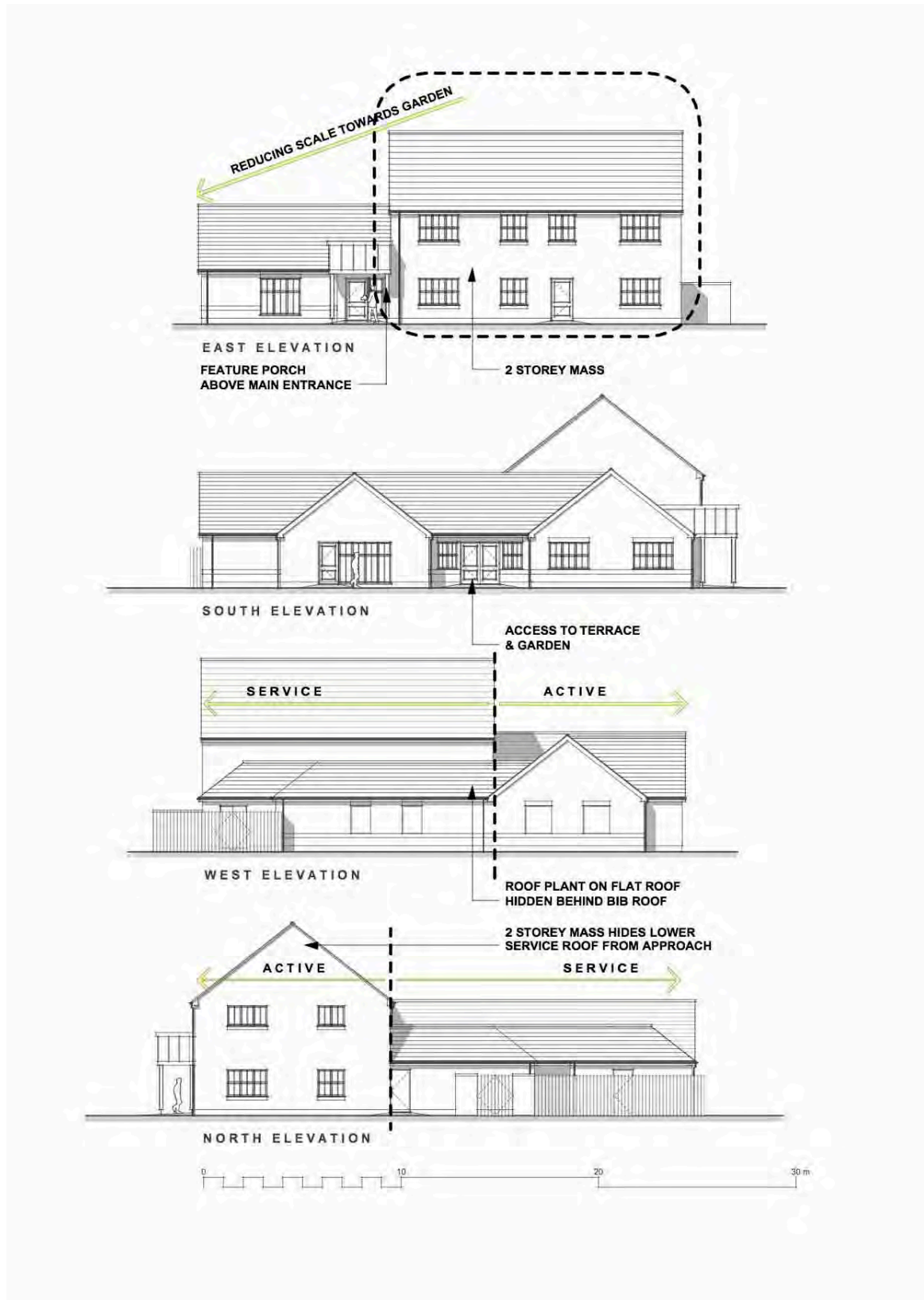
Building height and scale has been considered and is of a similar scale to adjacent residential estate to the west of A5156 and Wrexham Golf Club to the north east.

The application site is well located adjacent to principal road network and will provide suitable facilities for motorists and local residents.

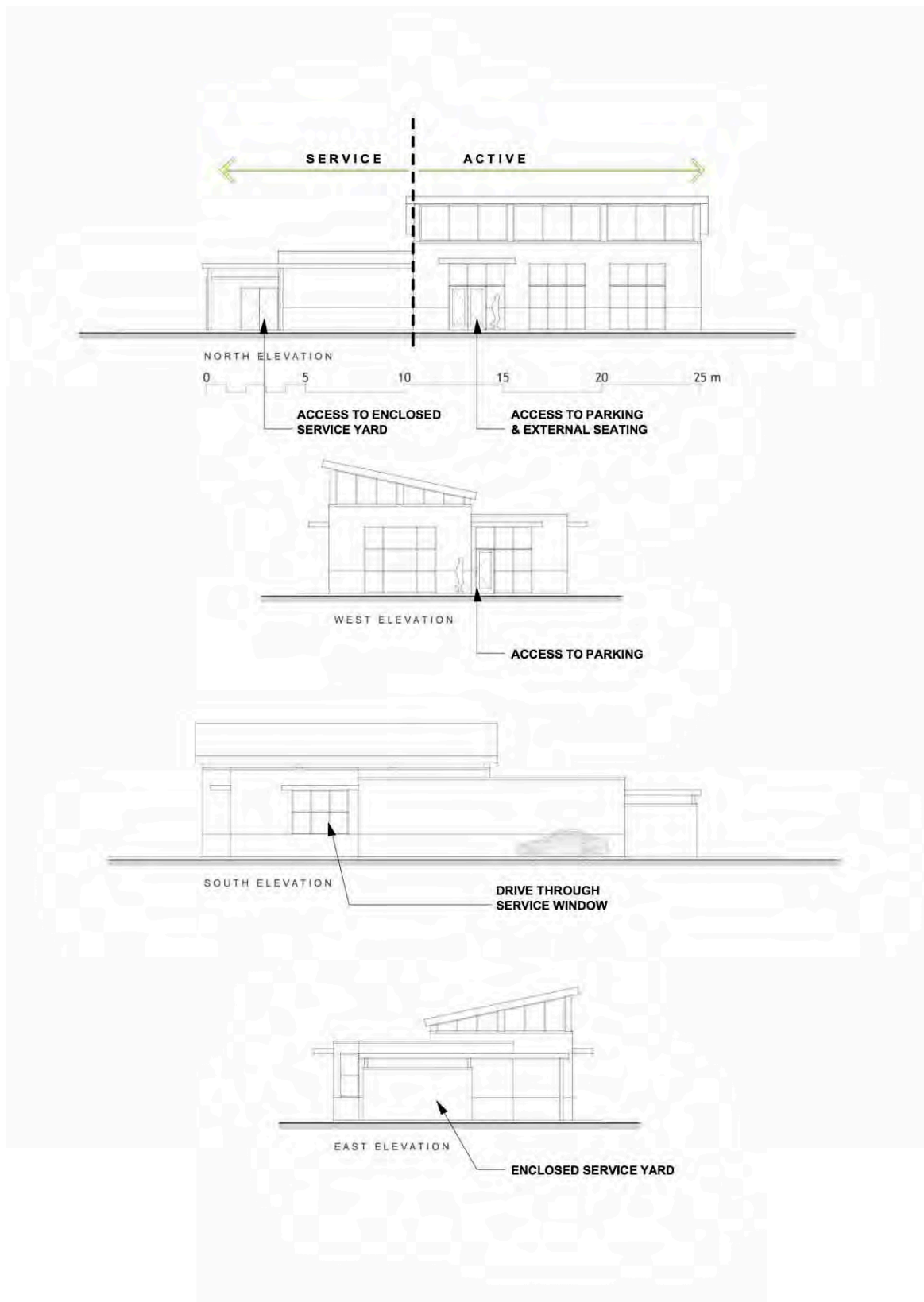


## 2.6.2 PROPOSED ELEVATIONS

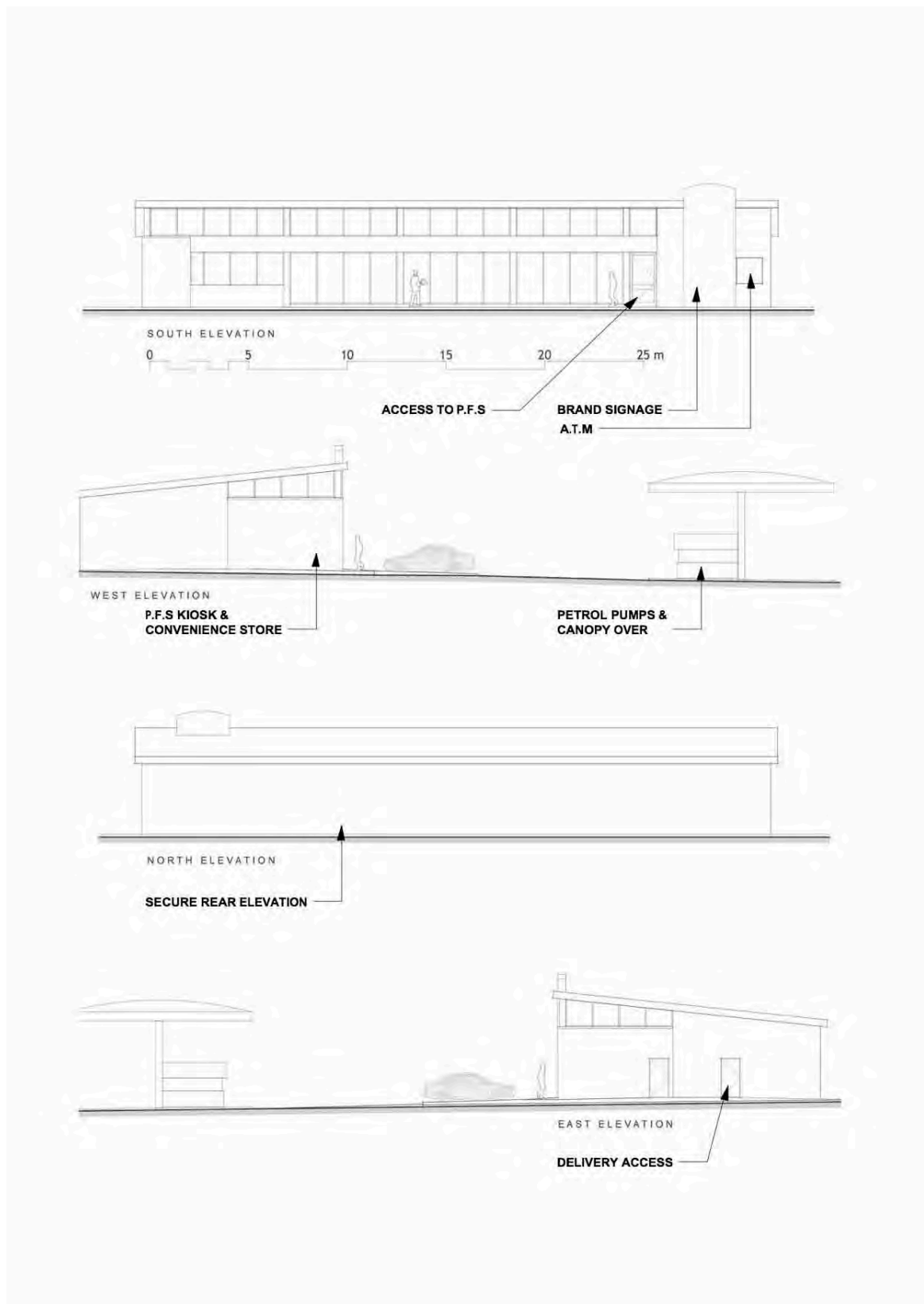
### Pub / Restaurant



## Drive Through Unit



## **P.F.S / Convenience Store**



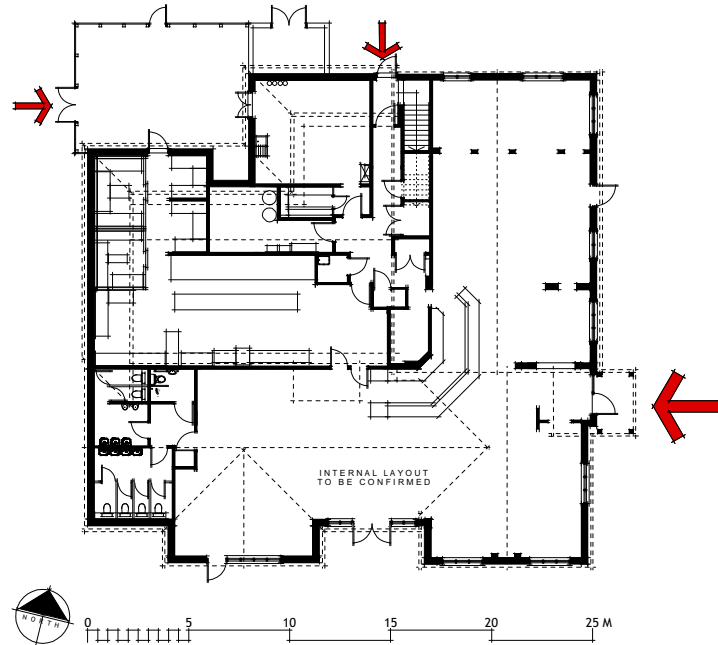
## 2.7 DESIGN AMOUNT

### Pub / Restaurant

#### GROUND FLOOR

GROSS EXTERNAL AREA = 560 sq m

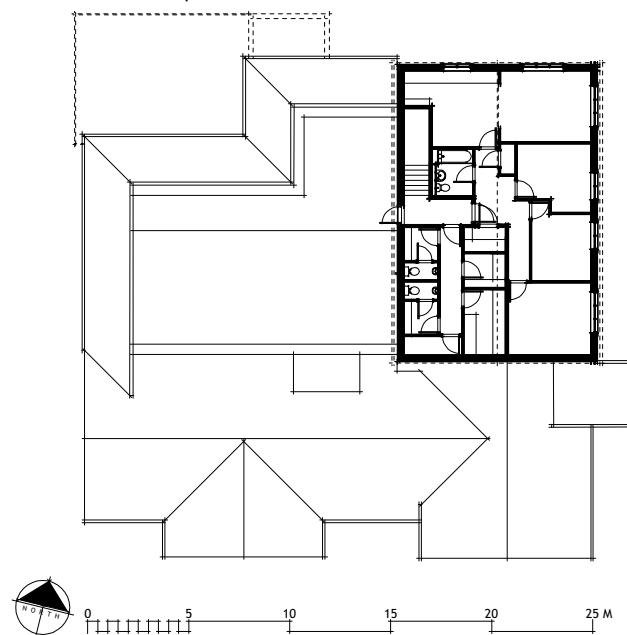
GROSS INTERNAL AREA = 526 sq m



#### FIRST FLOOR

GROSS EXTERNAL AREA = 147 sq m

GROSS INTERNAL AREA = 129 sq m

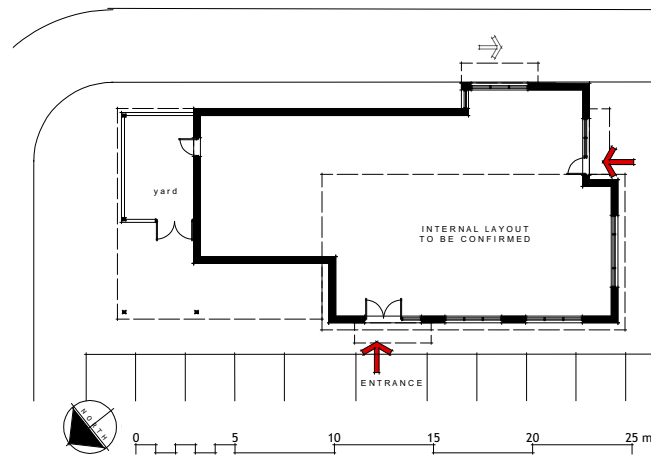


## **Drive Through Unit**

### **GROUND FLOOR**

GROSS EXTERNAL AREA = 214 sq m

GROSS INTERNAL AREA = 191 sq m

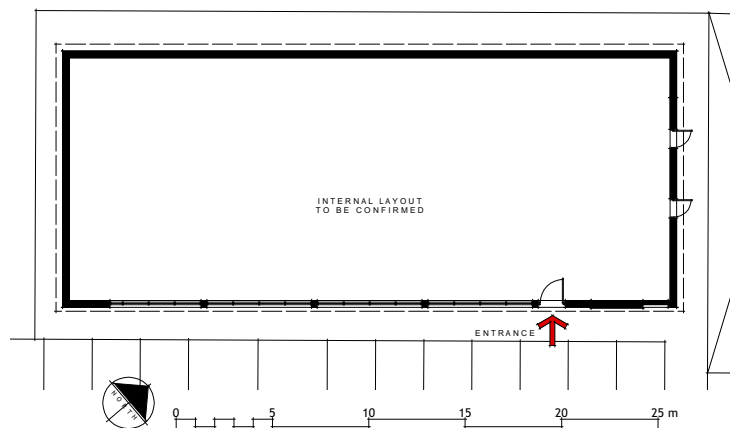


## **P.F.S / Convenience Store**

### **GROUND FLOOR**

GROSS EXTERNAL AREA = 424 sq m

GROSS INTERNAL AREA = 526 sq m



## **2.8 WASTE & RECYCLING**

Each building will have dedicated yards adjacent to delivery areas.

Each operator will be responsible for recycling, typically this will include dry mixed waste and glass. Collections will be arranged on an individual operations basis.