

**DESIGN & ACCESS STATEMENT IN SUPPORT OF  
PLANNING APPLICATION AT  
THE LEMON TREE  
RHOSDDU ROAD  
WREXHAM**

This Design & Access Statement is made in support of proposed alterations at The Lemon Tree, Rhosddu Road, Wrexham and has been carried out as set out in the guidelines laid down by DCLG Circular 01/2006 "Guidance and Changes to the Development Control System" and in accordance with The Planning and Compulsory Purchase Act 2004. This assessment therefore consists of six elements, these being:

**1.00 USE**

**2.00 AMOUNT**

**3.00 LAYOUT**

**4.00 SCALE**

**5.00 LANDSCAPING**

**6.00 APPEARANCE**

**7.00 ACCESS**

**1.00 USE**

The Lemon Tree is located in Rhosddu Road, Wrexham and is currently used as a hotel and restaurant. Internal alterations are being carried out to the property and following this we would like to propose a more accessible disabled ramp to the rear of the property that is compliant with current building regulations.

**2.00 AMOUNT**

The proposals do not increase the habitable space of the existing property but do increase the footprint of the existing property. The ramp is to be located at the rear of the property but is situated so that internally it provides the most effective form of escape for disabled and wheel chair bound occupants in the event of an emergency.

**3.00 LAYOUT**

As stated in 2.00 there has been no increase in the overall habitable space of the premises, the ramp measures 8700x1625mm on plan. The new proposed ramp replaces the escape ramp to the rear lost by internal alterations and relocation of catering kitchen.

**4.00 SCALE**

There is no increase in the scale or massing of the existing building and its architectural heritage and hierarchy will be respected.

## **5.00    LANDSCAPING**

No landscaping works will be undertaken, due to its town centre location with no natural areas of greenery.

## **6.00    APPEARANCE**

There will be no material change to the appearance of the building, other than new materials introduced following the erection of the ramp. All new materials used in the construction of the ramp are to match existing. New brickwork is to be reclaimed Cheshire bricks to match those of the existing building and a section of render that is also found to be existing. New decoration to the ramp is to be carried out to match those decorations already found to be existing on the majority of the building.

The new kitchen extract and intake point are to be painted out, colour to be later confirmed. The introduction of these items are not to make any impact on the existing features of the property.

## **7.00    ACCESS**

This proposal will not particularly increase accessibility for any users as it is to be used solely as an emergency exit and will only be required in the event of an emergency, other means of access to the building for all users including disabled and wheel chair bound users are already in place.

## **8.00    PLANNING**

On date 11<sup>th</sup> November 2009, consultation took place on site with Sharon Holman and colleague Anna Irwin of the local authority. Following consultation we were advised that a separate full planning application would be required for the proposals of the new exit ramp and commercial kitchen extract unit and air intake point.