



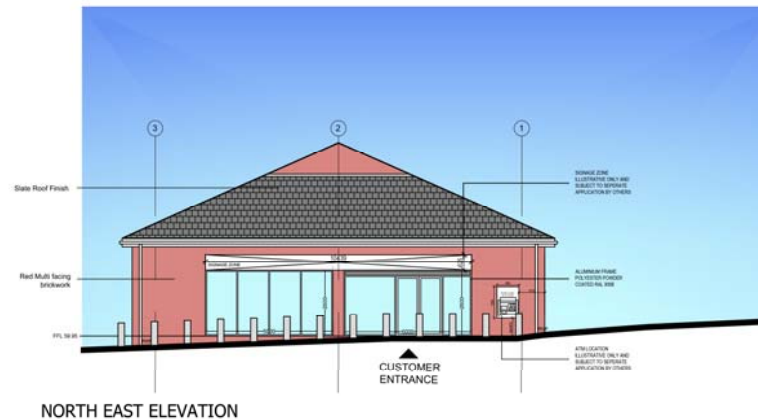
DESIGN AND ACCESS STATEMENT

ON BEHALF OF:-

MARSTONS ESTATES LTD

IN RESPECT OF:-

A CONVENIENCE STORE
LOCATED AT
The Kings Mills
Kingsmill Road
Wrexham
LL13 0NS



PREPARED BY:-

KMB LTD
THE OLD BAKE HOUSE
KIRTON
LINCOLNSHIRE

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ISSUE 1
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1.0 Introduction

1.01 The design and Access Statement has been prepared by KMB Ltd on behalf of Marston's Estates Ltd in respect of a full planning application for the development of a convenience store (use Class A1) at the Kings Mills, Kingsmill Road, Wrexham LL13 0NS.

1.02 This statement has been prepared in accordance with particular guidance identified in circular 01/2006 and the CABE publication "Design and Access Statements" (2006). It begins with an analysis of the site and how it relates to the surrounding area. This is then followed by a review of planning policy relevant to the design process, following which the site characteristics and the main design objectives can be examined and evaluated. The development proposal is then described in full in terms of its:-

- Use
- Amount
- Scale
- Layout
- Landscape
- Appearance
- Access

1.03 This statement does not seek to address the principle of development which is separately addressed in the planning statement which sets out the overall merits of the convenience store to the local area. Indeed, the document should be read in conjunction with the following documents:-

- Architectural drawings, plans and elevations.
- Planning statement.
- Transport statement.
- Arboricultural Impact Assessment.

- Noise Assessment

2.0 Site Context and Analysis

2.01 This section of the statement aims to provide the context in which the site is set by giving a description of the site and its surrounding area, followed by a more detailed analysis of the key considerations. The general site is referred to throughout this document but the application site is as outlined in red on the location plan below.

2.02 **Location** – The site is a public house and car park located on Kingsmill Road, Wrexham.



- 2.03 **Site Description** – The application site is 0.33 ha in size and falls approximately 4.0m to the South Eastern boundary. There are two existing vehicular access/egress points onto Kingsmill Road.
- 2.04 The site is currently occupied by a public house and car park with 47 useable parking spaces, together with associated garden areas. It is bounded by a mature hedge to the South West boundary, trees and shrubbery to the South East boundary, with highway to the North along Kingsmill Road.



- 2.05 **Surrounding area** – The area surrounding the site is characterised by two main uses, residential and amenity area.
- 2.06 Immediately to the North of the site is established residential development comprising detached and semi-detached houses, generally two storeys high.



- 2.07 To the South East is an amenity area comprising tree and shrub planting.



2.08 **Survey and Analysis of the site and its surroundings** – as part of analysing the development site and proposed development a number of separate detailed surveys and assessments have been produced, as listed above in Section 1.

2.09 The analysis of the site and its relationship with its surroundings is founded on elements of these reports and is brought together below under the following headings in order to identify the key characteristics of the site including constraints and opportunities:-

- Existing site
- Topography and Landscape
- Views and Vantage points
- Heritage and Conservation
- Environment and ecology
- Access and Linkage

Existing Site – The site houses an existing public house, with a garden and a large car park, which exceeds the pub's operational requirements.

2.10 **Topography and Landscape** – There is a fall of approximately 4.0m from the existing public house to the South East of the site. In the location of the proposed building the site falls generally to the South East.

2.11 There are a number of mature trees adjacent to the public house, and mature tree and shrub planting to the South Eastern boundary. For a detailed assessment reference should be made to the accompanying Arboricultural Impact Assessment.



2.12 **Views and Vantage Points** - The sites location and topography mean that views over the site are limited by the boundary treatments to the South East and South West, and by the immediately adjacent residential development.

2.13 **Heritage and Conservation** – There are no buildings of historical value worthy of conservation on the site or in the surrounding area, and the site is not within a conservation area.

2.14 **Environment and Ecology** – The mature trees and extensive areas of shrubbery to the southern and eastern boundaries are the major contributors to the sites environmental and ecological value. The bulk of the internal site area is hard standing which is of no value in this regard.

2.15 **Access and Linkage** - The site has two existing vehicular access/egress points onto Kingsmill Road. It is proposed to create one access, which will enhance visibility and allow good vehicular access to the site. It is also proposed to provide pedestrian access from the location of the existing bus stop.

- 2.16 The site is located on Kingsmill Road. There are bus stops in close proximity to the site providing services linking the site to Wrexham and the surrounding area.



- 2.17 The site is within easy and central walking distance of a number of surrounding residential estates/streets. It is these residents that the store is primarily located to serve. The store will also provide top up retail provision for existing pass by traffic.

3.0 Planning Policy

- 3.01 The submitted planning statement sets out in detail the planning policy context. This section is not intended to replicate the content of that document, which should be read in parallel with the Design and Access Statement.
- 3.02 The key national guidance is as follows:-

The Planning Policy for Wales.

4.0 Design

- 4.01 The following section examines the details of the proposed development in terms of its use, amount, layout, scale and appearance and landscaping.
- 4.02 **Use** – It is proposed that the application site is developed for the purpose of an A1 convenience store, within the curtilage of a site already enjoying A4 use. The existing public house is to be retained, and sufficient parking provision to support both uses will be retained.
- 4.03 **Amount** – The proposed convenience store will have a gross internal floor area of 399.5sqm (4300sq ft). 32 parking spaces will be provided, shared between the public house and retail unit, including 1 disabled space and 1 parent and child space for the retail unit, together with 4 cycle parking spaces.
- 4.04 **Layout** – The layout of the site has been dictated by a number of factors, however the predominant issue has been to ensure that there is sufficient space for the uses on the site, while positioning the proposed building to minimise the impact on surrounding uses.
- 4.05 The store will be located to the Southern area of the site in order to ensure a satisfactory visual relationship with the existing building, while maintaining safe pedestrian routes through the site and serving the buildings.



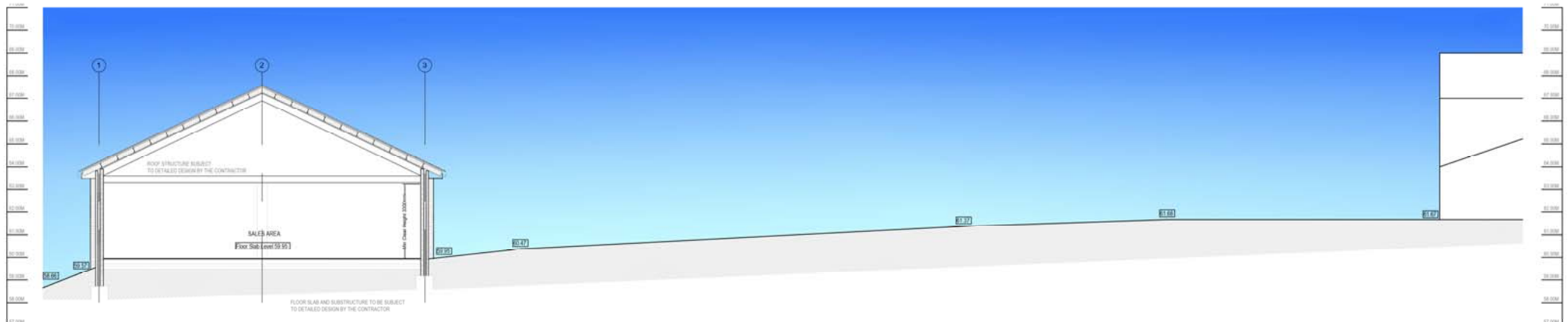
- 4.06 The existing site accesses will be reconfigured and car parking provision will be located within the existing parking area. All vehicles will enter and exit the site in forward gear via the new site access, and there is adequate space within the site for access and servicing.

- 4.07 Servicing to the building will take place from its western side and an area to the west of the store will be provided for the location of refuse containers and air conditioning units.

- 4.08 As the development is single storey accessibility will not be an issue. 1No. disabled car parking space is provided as close as possible to the main entrance door. Dropped kerbs will be provided at all required locations.

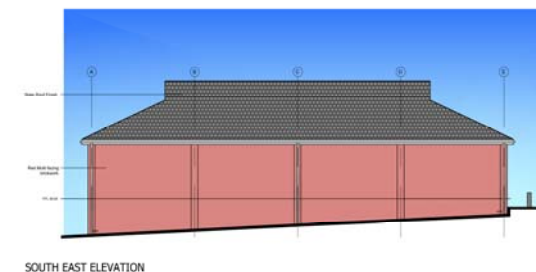
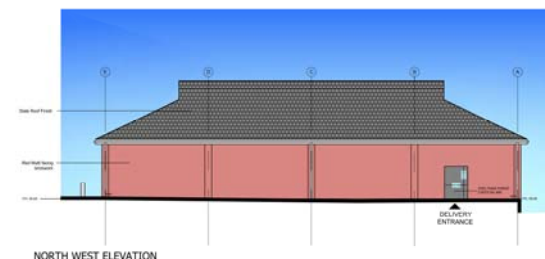
- 4.09 **Scale** – The scale and massing of the proposal have been predominately informed by the location, taking into account the proximity and scale of neighbouring buildings.

- 4.10 A pitched slate roof over the store is orientated to minimise the impact of the proposed building on the surrounding development.





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- A photograph showing a paved road with white lane markings leading towards a stone wall. Behind the wall is a dense line of green trees and bushes. A white car is visible in the distance near the wall. The sky is overcast with grey clouds. On the right side of the road, there are tall, dark evergreen trees. A small stone wall with a lamp post is in the foreground on the right.



- 4.14 **Access** – This section sets out how the proposed development has responded to its location and context in terms of access to and within the site.

- 4.15 Pedestrian access to the development will be via Kingsmill Road, from a location adjacent to the existing bus stop.



- 4.16 The site is easily accessible by public transport at the current time. Bus services run along Kingsmill Road and there are bus stops in the near vicinity of the site.
- 4.17 Vehicular access to the site will remain from Kingsmill Road. The reconfigured access is sufficient to allow a 10.3m rigid vehicle to enter the site in forward gear, and turn within the site to exit in forward gear.



- 4.18 Servicing and access to the public house will be unaffected by the development.
- 4.19 Parking for the convenience store and public house will comprise 32 spaces including 3No. disabled and 4No. cycle parking spaces.



5.0 Sustainability

5.02 Sustainability issues have been considered as indicated in the following table.

SUSTAINABILITY CHECKLIST

AIM	QUESTION FOR DEVELOPER TO CONSIDER	ACTION TAKEN	
		YES	NO
Minimise Energy Consumption	Does the layout and orientation of the development make maximum use of solar gain whilst minimise the potential for overheating?	The position of the convenience store main façade faces North.	
	Does the development deliver high insulation standards?	The development will be built to meet the current Building Regulation requirements.	
	Does the development utilise energy efficient goods?	Energy efficient lighting will be specified.	
Maximise the provision of on site renewable energy supply	Does the development incorporate low or Zero carbon technologies? If not has full consideration been given to their use?		All site specific methods have been considered, however in the context of the development the cost of these measures is considered prohibitive.
Minimise the speed and quantity of surface water run-off	Have SUDS been incorporated into landscaping, driveways and any hard surfacing?	The ground conditions have been investigated and the site is not suitable for soakaways. Surface water will discharge to the local combined sewer system.	
	Could the development support inclusion of ponds and wetlands as part of a SUDS system?		The site is too small to support ponds and wetlands.
Minimise the impact of flood events	Has the development taken into consideration the issues raised in the Flood Risk and development Planning Guidance?	The site does not sit within a flood risk area.	



SUSTAINABILITY CHECKLIST

AIM	QUESTION FOR DEVELOPER TO CONSIDER	ACTION TAKEN	
		YES	NO
Maximise the use of responsibly sourced and/or recycled building material	Does the development make use of locally sourced materials?	Where possible materials will be sourced from local suppliers in and around the West Cheshire/North Wales area.	
	Have the relative benefits of different construction techniques and materials been considered?	The practicalities of building the store and unit using different materials have been considered.	
	Does the development proposal achieve the required Building Regulations?	The building will meet the latest standards.	
Minimise construction waste	Has a Site Waste Management Plan been prepared to demonstrate how the waste hierarchy will be applied during the construction process?		This will be prepared prior to starting on site.
Maximise the provision of wildlife habitats	Does the development retain, protect or enhance wildlife habitats and natural features of the site?	Existing mature trees will be retained as appropriate.	
	Has the potential for incorporating a green or brown roof been considered?	This has been considered, however cost makes it prohibitive.	
	If any unavoidable losses of biodiversity are incurred, are mitigation measures in place and what are they?	There will be no loss of biodiversity.	
Incorporate appropriate facilities for pedestrians	Does the development contribute to the provision of a convenient and safe walking environment?	The site is accessible from Kingsmill Road for pedestrians and provides a safe walking environment.	



6.0 Conclusion

- 6.01 Having analysed the design basis and implications of the proposed convenience store it is considered that the proposal will sit comfortably in its surroundings and will improve a site that currently makes a limited contribution to the visual amenity of the surrounding area.

- 6.02 The proposal will provide a well designed convenience store in an area characterised by residential properties and the adjacent recreational area. Its accessible location, on bus routes and within walking distance of a significant number of residential properties makes it a sustainable location for retail and service provision.