JSA DESIGN

THE TURF HOTEL

Mold Road, Wrexham,
LL11 2AH



Design & Access Statement

March 2026

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1. Introduction

This document accompanies the planning application for the proposed external improvements to The Turf Hotel, Wrexham. The project consists of improvements such as; the erection of an aluminium covered structure, relocation of an existing shipping container bar, new external toilets formed out of a treated timber cladded shipping container, new 2m high closed boarded fencing and the construction of a new cellar to the rear of the external bar.

This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended. Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long. It also states that Design & Access Statements:-

- Explain the design principles and concepts that have been applied to the development.
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.

2. Location and Site Information

2.1 Existing Site & Building History

The Turf Hotel is situated on Mold Road, Wrexham, LL11 2AH



The site is currently open and trading as a pub just offering wet services, no food.

The main entrance to the building is facing the street and the stadium entrance
The site is not a listed building or situated in a conservation area.

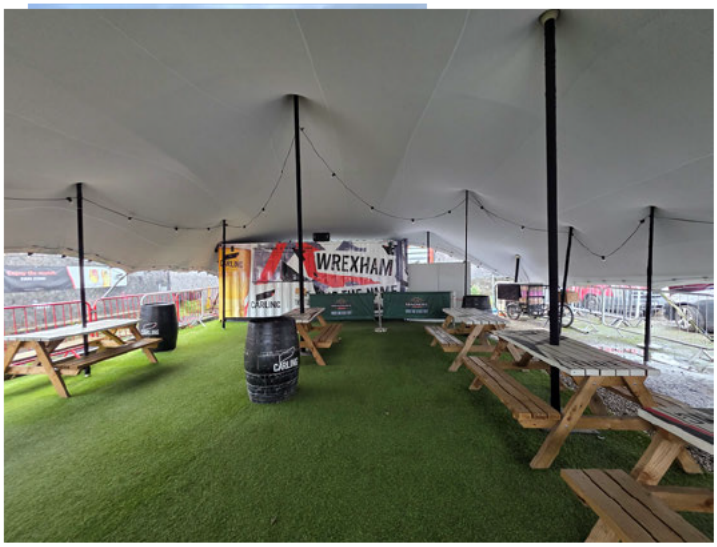
The site is located in an urban built up area, the proposed works do not affect the nature of the building. The proposal is set to improve the customer experience by providing a covered external seating area with additional seating and lighting.



2.2 Existing Site Photographs
<Front elevation; no works



< Left and right Elevation to raimain as existing



Rear elevation - the erection of an aluminium covered structure, relocation of an existing shipping container bar, new external toilets formed out of a treated timber cladded shipping container, new 2m high closed boarded fencing and the construction of a new cellar to the rear of the external bar.

3. Design

In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Layout
- Scale
- Landscaping
- Appearance
- Visual Impact

3.1 Use

The application is to add aluminium covered structure, new lighting and loose seating to the beer garden, new external toilets to help with the volume of customers, creating a more structured, sheltered, and visually appealing outdoor space

We consider that the alterations are within the existing site of the building so pose no impact to the local area and main street.

3.2 Layout

The layout is to aid the busy periods of the site.

3.3 Scale

We are not proposing to increase or decrease the existing floor space, just enhance.

3.4 Landscaping

Existing external floor finishes will remain as existing, we are proposing new slip resistance vinyl under the aluminium structure as it will be heavy traffic.

3.5 Appearance

The existing building fabric will remain as existing.

3.6 Visual Impact

It is felt that the proposals will not be detrimental to the existing character of the building or that of the surrounding areas.

4. Access

4.1 Disabled Access

Disabled access will not be affected. This will remain to the front as existing.

5. The Places for Everyone Joint Development Plan

5.1 JP-S2: Carbon and Energy

The building fabric will be built in line with current building regulations to meet required U values. There is no works to be done to the existing building, it is therefore not financially viable to introduce low carbon energy solutions due to the scale of the development. The building is situated on a small plot which does not enable space for the installation of nature-based solutions including carbon sequestration.

5.2 JP-C2: Digital Connectivity

Existing premises connections, operational internet connections and accessibility to network providers are to be retained and will remain unaffected by the development.