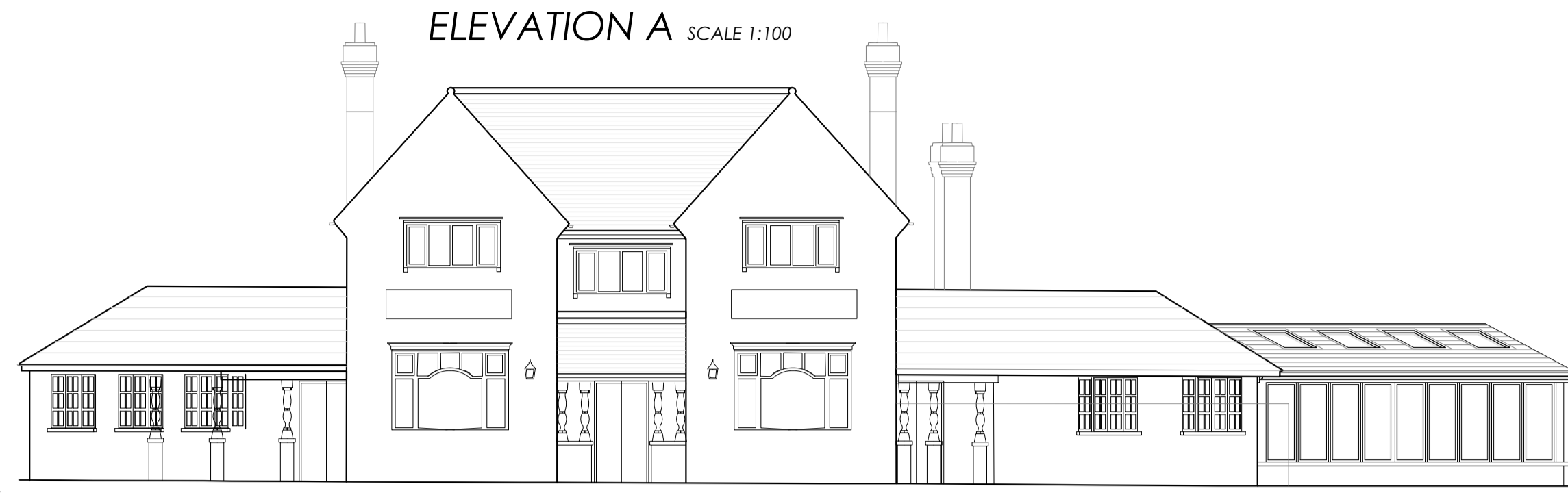




ELEVATION C SCALE 1:100

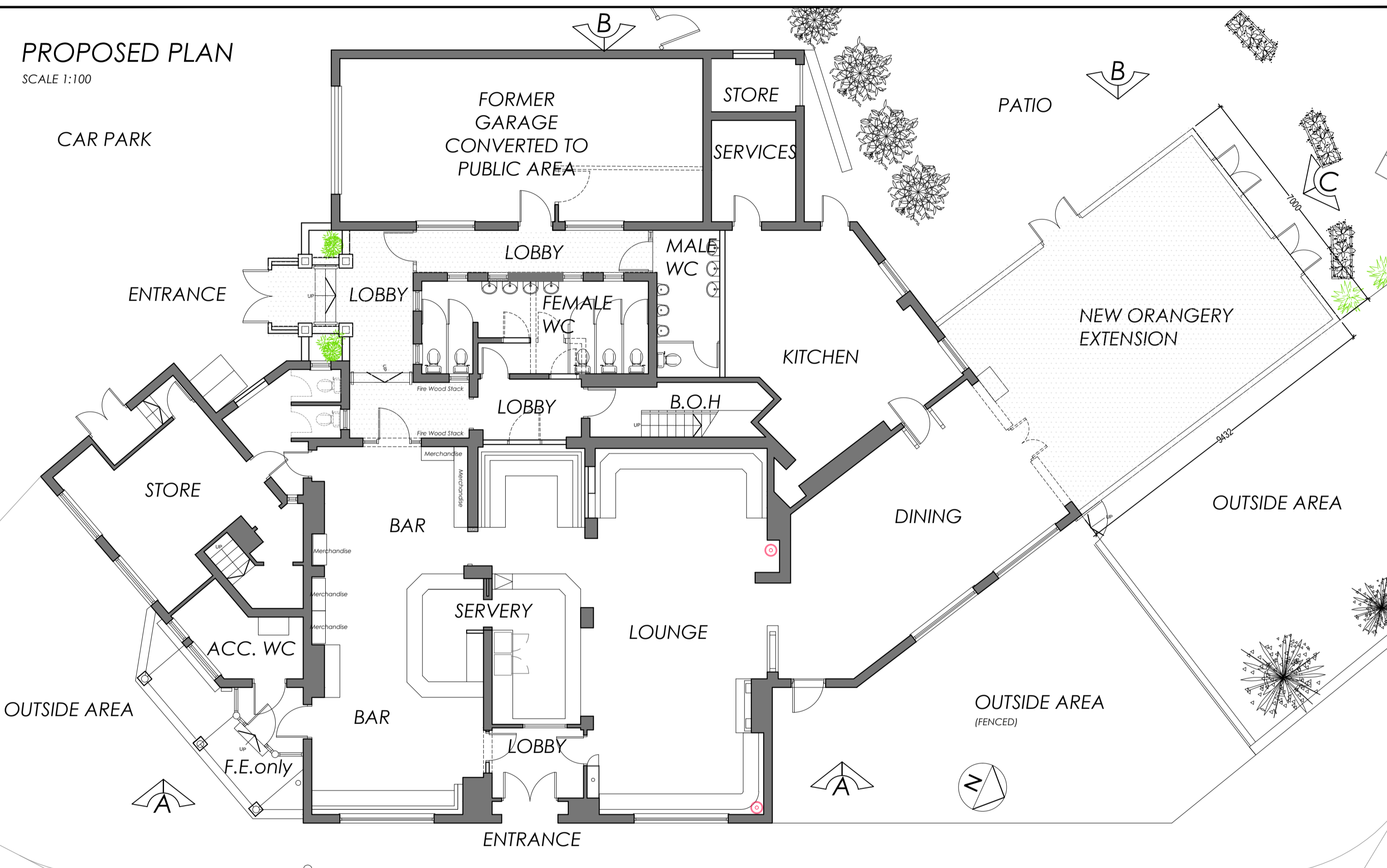


ELEVATION B SCALE 1:100

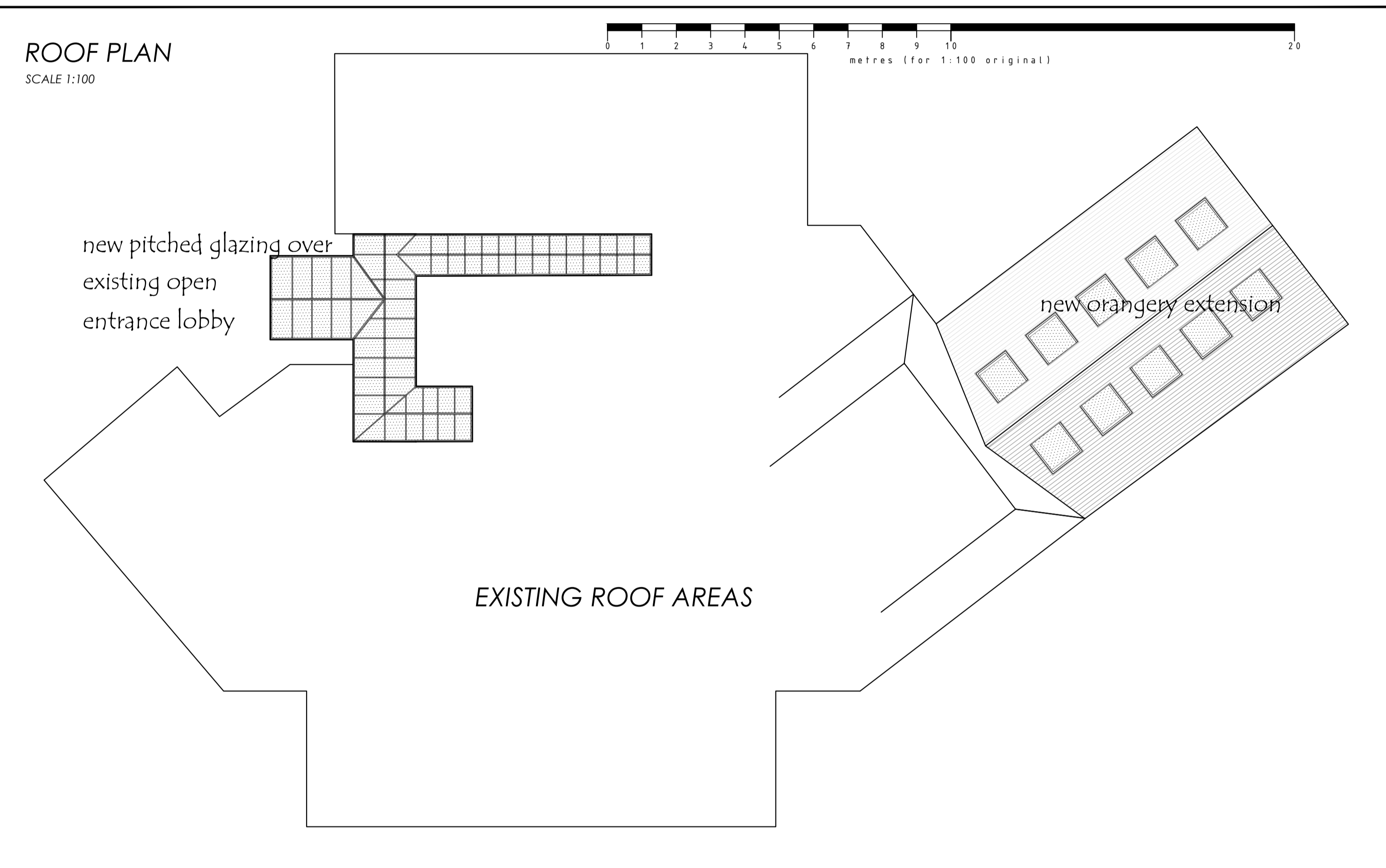


ELEVATION A SCALE 1:100

PROPOSED ELEVATIONS  
SCALE 1:100



PROPOSED PLAN  
SCALE 1:100



ROOF PLAN  
SCALE 1:100

DESIGN AND ACCESS

DESIGN AND ACCESS REPORT

The Red Lion Public House, Hawarden Rd, Hope, Wrexham LL12 9NG:

Introduction:

CONTEXT:

The detached Public House has been closed for a period of time with options for demolition and various housing schemes considered by the owners. The Building is of painted render and brickwork construction with slate roofs. The main Building has had a series of single storey additions, to the rear elevation, over the years.

LOCATION AND SETTING:

The Red Lion Public House is situated in a prominent position at the junction of Hawarden Road, Fagl Lane & Sam Lane facing the Hope Parish Church on the main A550 road.

The area consists of mixed residential, garage and local businesses.

The property is wooden fenced to the North elevation and has a hedge boundary to the South with vehicle access from the main A550.

The extensive car parking is located to the rear and side of the property backing on the residential properties with a stone wall and hedge boundary.

PLANNING HISTORY:

The previous owners and operators have applied for various improvements and signage options relating to Public House use over the years.

DESIGN: PUBLIC HOUSE

The new operators are making a significant investment in a currently failed Public House creating a new look Food & Drink, child and dog friendly venue

The works involve:

Extensive interior refurbishment, including new finishes, fittings, decorations and lighting.

New kitchen for a new exciting food menu (retaining existing extract)

Exterior redecoration and signage

New exterior seating, fencing, lighting and paving.

Conversion of the existing connected garage area, to the rear, to a new related offer

Plus an extension of the lounge and dining area with a new single storey Orangery leading out to a new patio area

ACCESS:

Vehicle and pedestrian access is the main building as is previous with the addition of level disabled access from the new Orangery to the patio and external areas.

The scheme also involves the creation of a new accessible WC as part of the scope of works

Justification

The creation of this business asset will help secure the ongoing investment in maintenance and upkeep of the building and restore the Public House's profile & place in the community

The justification is that all is being asked for is to facilitate a new business opportunity to use and preserve a local asset

The business will also create up to 40 jobs recruited from the local area and conforms with The Regional Employment Land Strategy for North Wales

We respectfully request full Planning Approval to be given for the scheme as shown, as soon as possible to enable the investment to be undertaken

REV/DATE	INFO	REV/DATE	INFO	REV/DATE	INFO

<b>PROJECT TITLE:</b> Red Lion Pub, Hope, Wrexham LL12 9NG		<b>GMP</b> DESIGN Unit D, The Winding House Cannock Chase Enterprise Centre Walkers Rise Hednesford Staffordshire WS12 0QU Tel: (+44) 01889 221347 Fax: (+44) 01889 580069	<b>DISCLAIMER:</b> THIS DRAWING REMAINS THE PROPERTY OF GMP. COPYRIGHT IS RESERVED BY HIM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED BY ANY MEANS MECHANICAL OR ELECTRONIC, EITHER WHOLE OR IN PART WITHOUT THE PRIOR PERMISSION IN WRITING OF GMP. ALL CRITICAL DIMENSIONS ARE TO BE SITE CHECKED. DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS DESIGN INTENT. ONLY THE MAIN CONTRACTOR IS TO ENSURE ALL STATUTORY REGULATIONS AND CDM ARE ADHERED TO SIZING, FIXINGS AND DETAILS ARE TO BE APPROVED BY STRUCTURAL ENGINEER WHERE REQUIRED. MC SETTING OUT DRAWINGS TO BE APPROVED BY GMP. ALL DIMENSIONS ARE TO BE SITE CHECKED
<b>DRAWING TITLE:</b> Proposed	<b>DRAWING NUMBER:</b> 7502-16		
<b>CLIENT:</b> A.D.L	<b>DRAWN BY:</b> MS		
<b>SCALE:</b> 1:100@A1	<b>DATE:</b> 15.06.17	<b>APPROVED BY:</b> NM	