



7.0 access

7.1 general access

The application site has a proximal location to a suite of major transportation hubs within Wrexham. This is further increased by the improved transport links within the application that have been discussed earlier in the document. Therefore, the proposal can be considered extremely accessible.

7.2 inclusive access

The proposed development has applied inclusive design principles to both external (shown in the landscaping elements) and internal environments in order to maximise access and egress for disabled people. In particular, the aim is to design an inclusive environment regardless of age, gender, ethnicity or disability.

All ground floor uses benefit from a level threshold access with the proposed internal finish floor levels. Internal levels to the commercial components are all connected by Part M compliant lifts and ambulant disabled stairs that ensure equal access by all. The office uses will be subject to a future fit-out works by the tenants, whose responsibility will be to install the necessary infrastructure to comply with current legislation.

The design team is committed to the principles of inclusive design and will, as far as reasonably possible, ensure that the project is accessible both internally and externally. The development has been designed to satisfy the provision for access as outlined in Part M of the Building Regulations and these requirements are exceeded where practical.

7.3 servicing, maintenance & emergency

The proposed landscaping and transport infrastructure will be designed to ensure servicing and maintenance of the site is easily achievable. Consideration will also be provided to allow appropriate emergency vehicle access in and around the site.





8.0 conclusion

The masterplanning, landscaping and architecture principles discussed in the previous sections of this report have formulated the basis for this outline application. The level of indicative detail the design team has worked to has ensured the application parameters are appropriate and achievable. The adjacent and following pages show artists impressions of the overall scheme proposals.





