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Design and Access Statement



Statement prepared for:

Mr Chris Bickley
Bicks Chicks,
31 Abenbury Way,
Wrexham Industrial Estate,
Wrexham.
LL13 9UZ

Statement required for:

Retrospective planning application for hot food takeaway unit.

1. Brief:

1.1 We have been employed by our client to apply for retrospective planning permission for a hot food takeaway unit located within the employment area of the Wrexham industrial estate, adjacent to the local butchers 'Bicks Chicks'.

1.2 The Wrexham industrial estate is recognised as a key area within the city, providing employment for over 10,000 people.

1.3 The hot food takeaway unit has been trading for over six years.



Satellite Image of Surrounding Area

2. Access, including movement to and from the site:

2.1 Parking for the proposed takeaway unit is supplied through the existing car park for 'Bicks Chicks', which has been evidently sufficient over the past six years.

2.2 Accessibility of the site is very good with direct access to the A534 providing access to areas in the wider vicinity, as well as regular bus routes throughout the industrial estate.

2.3 Beyond the A534 the A5156 can be accessed which incidentally provides access to the A483 at junction 6 Gresford interchange. The A483 Wrexham-Chester bypass ensures its users can access the City of Chester within 15 minutes, this bypass has been key in the development of Wrexham Industrial estate ensuring access to the site is a simple task for HGV's.

2.4 The takeaway unit provides a convenient local venue for lunch on the industrial estate, being within walking distance for some and very short car journey for many, reducing the use of vehicles at lunch time within the area.



Wrexham Industrial Estate Bus Routes

3. Character:

3.1 The Wrexham industrial estate is a diverse business park that accommodates over 340 businesses and over 10,000 jobs.

3.2 Originally the estate was occupied by a Royal Ordnance Factory during World War II.

3.3 The estate was officially classed as the Wrexham industrial estate in the 1970's when the Welsh Development Agency subsidised businesses to move there in an attempt to combat the recession.

3.4 Many units throughout the industrial estate are typical steel and metal cladding construction for warehouses etc, however, there are several units throughout that have a much more modern approach with large elements of glazing, brick masonry and various types of cladding.

3.5 The result of this being a variety in the character of the area with many different materials and design approaches, however, the estate still retains the industrial appearance that would be expected, alongside complimentary vegetation.

4. Appearance/Design Principles & Concepts:

4.1 The appearance of the unit originates from the use of shipping containers to provide the shell of the unit, that provide a modern yet industrial aesthetic that befits the surroundings while being aesthetically pleasing.

4.2 The unit provides a place for local workers to get breakfast and lunch without the need for excessive travel.

4.3 The unit has a canopy to provide shelter for visitors.

4.4 The shipping containers have been formed together to create a unique takeaway unit by removing the walls between them.

4.5 The location of the unit is suitable as it does not impact the surrounding businesses, as well as helping to divide the space and direct visitors to the existing front car park.

5. Community Safety

5.1 According to information available to the general public there has been 31 crimes reported in the vicinity for the month of April 2024. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest the residential development would see an increase in these crime figures.

6. Environmental Sustainability

6.1 The takeaway unit is made up of two shipping containers, making the construction and impermanent nature of the structure much more sustainable than the erection of a substantial structure.

6.2 Due to the sites location, the proposal provides good services to the industrial estate ensuring this development opportunity will be sustainable to the local area.

7. Local And National Polices.

7.1 The commercial development is compliant with policy SP9 and contributes towards the employment goal within the key business sector.

7.2 Additionally it is compliant with policy SP8 seeking to improve not merely expanding upon employment sites.

8. Conclusion:

8.1 The commercial nature of the unit is in keeping with the employment area, providing more job opportunities.

8.2 The unit matches the surrounding aesthetic of the Wrexham industrial estate and enhances the bland aesthetic of exclusively warehouse buildings.

8.3 The existing takeaway unit has been existing for over six years and has proven to be a beneficial addition to the area without any detriment to the surroundings.

Document Prepared by:
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