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Design and Access Statement



Statement prepared for:

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Statement required for:

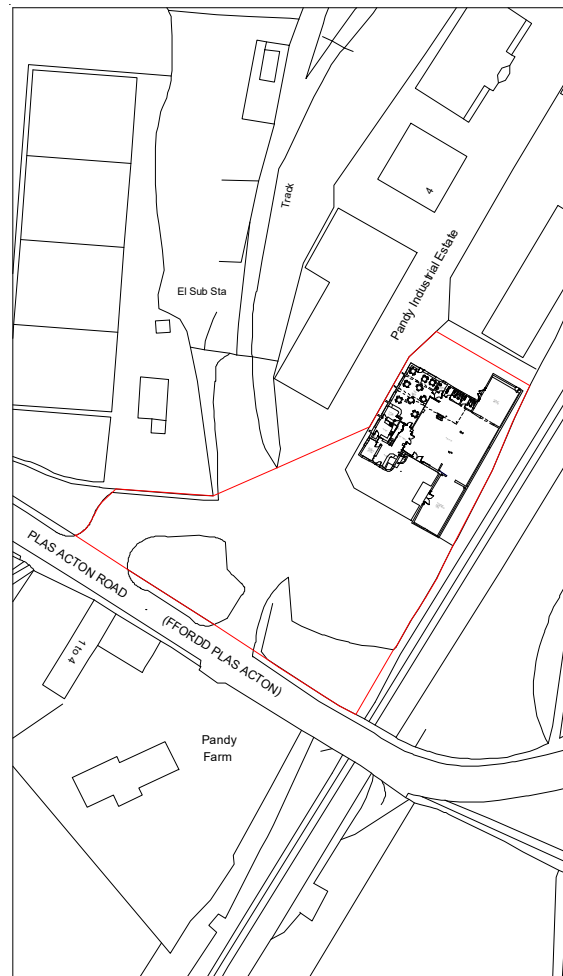
Proposed Change of use of Former Lloyd Morris, Unit 1, Pandy Business Park, Wrexham to focused infants play space with cafeteria, offices and hospitality suite.

1. Brief:

- 1.1** We have been approached by our client, to obtain the necessary planning approval required for the change of use of the former Lloyd Morris office/warehouse and production facility.
- 1.2** Our client has a vision to create a space like no other in the area which would focus on the interaction of parents with infants to enhance their development.
- 1.3** The unit has been vacant for some time, it's important we aim to utilize existing spaces which would be sustainable to the local area and economy.
- 1.4** The principle of the change of use is to provide a facility which aims to improve the interaction between parents and infants in a facility with the ability to eat at and hold events such as birthday parties within a hospitality suite.

2. Access including movement to and from the site:

- 2.1** The site is located off Plas Acton Road, in Pandy a small village on the outskirts of Gwersyllt and Rhosrobin within the County Borough of Wrexham.
- 2.2** The site is easily accessible by car with excellent road links provided to the site. Accessible via foot, with a footbridge provided across the A483 giving pedestrian's access to the nearby villages of Borrass and Acton.
- 2.3** Blue Bell Lane accommodates the nearest bus stop, to the application site. The no 34 bus provides a public service to the nearby villages of Llay, Tevalyn & Burton with the service terminating in the large town of Wrexham.
- 2.4** Pandy provided the main access point into Gresford Colliery, a social club is sited on the old colliery site providing locals the opportunity to socialise in a communal hub within the village.
- 2.5** Blue Bell Lane continues to the busy road junction named locally as Gresford roundabout. A variety of destinations can be chosen from this road junction via the A483 Southbound the City of Chester is easily accessible. Northbound the town of Oswestry can be accessed which is approximately 25 minutes from our proposed development site. The A5156 is also accessible via the Gresford roundabout, this road provides an excellent road link to the Wrexham Industrial Estate.
- 2.6** The site is provided with an existing access point with good visibility splays, this is due to the previous use of the site. The application site also benefits from 32 parking spaces which will be ample for the proposed use of the building. Additional spaces for staff could be made available to the rear of the site with permission from the landowner to utilize parking to the rear as an overflow should it be required.
- 2.7** The location of the property is perfect for its proposed use, close to great road links, public transport links in close proximity and good pedestrian road links linking pandy to villages such as Acton and Borrass.



Proposed Site Plan

3. Character:

- 3.1** The application site is located within the Pandy Business Park complex which has several detached industrial/commercial units. Externally all units on site comprise of brickwork/render or cladded facades with a mix of gable and hip roof structures.
- 3.2** Unit 1 former Lloyd Morris depot/warehouse/workshop was the first unit of the development with additional storage/office facilities provided by means of new detached blocks.
- 3.3** The application site is a developed parcel of land which has mature trees and boundaries, this maturity adds to the character of the area and softens the impact of the complex. This business park has a positive impact on the vicinity with the use of traditional materials and maturity of trees and vegetation surrounding the site frontage as can be seen with the image provided below.
- 3.4** The Character of the site would be unaltered, the only changes proposed are the addition of external signage, a softening up of the security fence to the frontage of the site (which planning isn't required) and some glazing within existing openings of the unit to assist with natural light into the space.



View from Highway level

4. Appearance:

- 4.1** The appearance of the site will remain unaltered, the maturity of boundaries and trees to remain as part of the change of use proposed.
- 4.2** Subtle changes to the appearance of the building will include the chosen signage, indicatively indicated on the plans submitted in support of the application and glazed additions to the existing openings to allow natural light into the space to be created.
- 4.3** The main aspect of change will be internally whereby the creation of a facility to allow infants and parents to explore will be produced. All undercover but having the appearance of natural external spaces, it will be unique, interesting and popular.
- 4.4** Parking areas and hardstanding areas will remain unaltered as part of the scheme to re-use the building and site for an alternative purpose. Externally only enhancements are proposed with part of the scheme to soften the impact the security fencing has on the entrance to the facility. This may mean its cladding or removal which wouldn't be subject to planning as part of the proposal put forward.
- 4.5** The complex is well kept and maintained, the occupation of the unit will ensure the continuation of the sites upkeep and ensure the future of the building is secured for a number of years.
- 4.6** A schematic sketch has been produced by cool canvas to provide the internal vision our clients and cool canvas have for the space, this can be seen as part of this document on the page below. Of course, as its at the early stages of design the scheme may alter however this will have no bearing on the permission for change of use which is being sought.

6.4 By utilising this unit, changing the use of the structure is far more sustainable than a new purpose built building as we are using an existing resource.

7. Conclusion:

7.1 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

7.2 This change of use application will benefit the local economy by creating jobs and also benefit young families of the local population producing a space where interaction with infants is the focus.

7.3 By agreeing to this proposal the local authority will provide a facility like no other in the area with natural themed play space a magical experience for parents and children.

7.4 The café area would be used in conjunction with both the play space and hospitality suite to broaden the audience for the facility.

7.5 The scheme is both exciting and proven within other areas of the UK. This is a must have facility in our ever-growing popular city.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*