Portakabin




# Design and Access Statement

## Kellogg's

Bryn Lane,

Wrexham Industrial Estate,

Wrexham,

LL13 9UT

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# 1 - Introduction

This Design and Access Statement has been prepared by Portakabin Ltd on behalf of Kellogg's to support a planning application for the installation of a two storey modular building.

The proposed modular building will be provide additional new starter and upskill training space at Kellogg's Wrexham.

Prepared in accordance with National Planning Policy guidance to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.

This application seeks Temporary planning permission for 260 weeks.

## **2** - Site History

The Kellogg Company, doing business as Kellogg's, is an American multinational food manufacturing company headquartered in Battle Creek, Michigan, United States. Kellogg's produces cereal and convenience foods, including crackers and toaster pastries, and markets their products by several well-known brands including Corn Flakes, Rice Krispies, Frosted Flakes, Pringles, Eggo, and Cheez-It.

Following on from the opening of the first UK Kellogg's factory (Trafford Park, Manchester) in1938, Kellogg's opened its second UK factory – in Wrexham, North Wales. The site was officially opened by HRH Princess Alexandra on 28th April 1978.



# **3** - Site in Context

Located on Bryn Lane, Kellogg's Wrexham is sited within Wrexham Industrial Estate - an area East of Wrexham, comprising of a vast number of industrial units.

The Kellogg's site is set within a solely industrial / commercial area, with some residential neighbours to the Northern site boundary.

The site itself is consists of a large factory with multiple adjoining units. The proposed development area is an open grass area adjacent to the factory building.

Factory operation hours are 24/7, with the proposed training facility operating 8:00 – 17:00 with no weekend or Bank Holiday work.

The proposed development site will not cause detriment to the quality of existing amenity or streetscape.

This development will be sympathetic and in keeping with the surrounding buildings. It will not dominate the overall character of the area.

## **3.1** – Location of Site



*Proposed development site in close context*




*Proposed development site in relation to the wider area*

# 4 - Design Principles and Context

## 4.1 – Use

This application seeks Temporary planning permission for the installation of a two storey modular building.

The proposed building will serve as a training facility  for those who are new starters and existing employees upskill.

The proposed location offers the best free, utilisable space as it offers all required services: power, network and surfacing.

## 4.2 – Amount

The proposed modular building will have an overall floor space of 367m² . The building will consist of an open plan room on the ground floor and on the first floor a primary room, secondary room, 2 storage space and a lobby.

Please see the enclosed Plan and Elevations drawing attached to the application.

## 4.3 – Layout

The proposed modular building will be sited on a soft ground grass surface and won't encroach on any residential properties in the local area.

## 4.4 – Scale

The modular building will have overall dimensions of 7,020mm height (maximum may differ due to site levels), 15,480mm width and 16,776mm length.

Please see the enclosed Plan and Elevations drawing attached to the application.

## 4.5 – Landscaping

The proposed modular building will be sited on a grass soft ground surface.

No landscaping is required.

## 4.6 – Appearance

External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage.

The roof deck is of one-piece construction and is impact resistant. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.

The walls are of vinyl-face plasterboard, providing a wipe-clean finish. The prefabricated nature of the buildings results in minimal impact of the environment in terms of both construction and use.

## 4.7 – Access

### 4.7.1 – Vehicle and Transport Links

The proposed development site is contained within the site grounds.

The car park on site will not be displaced by the modular building. Therefore the proposal will have no detrimental impact on the local highways.

### 4.7.2 – Access

Users will access the modular building via a steps into the stair pod & staircase constructed in accordance with Approved Document Part M of the Building Regulations.

## **5** – Conservation and Heritage

The site is not located in/adjacent to a Conservation Area, and none of the trees on/adjacent to the site are covered by a Tree Preservation Order. There are no listed buildings in the vicinity of the site. Therefore no conservation or heritage impacts are anticipated as a result of the development.

## **6** – Flood Risk Assessment

The proposed development site does not fall within a flood risk zone as per the data provided by the Environment Agency. Therefore no flood risk assessment is deemed necessary for this application.
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## **7** – Conclusion

The modular building was chosen as a result of the flexible solution it provides.

It can be installed quickly enabling Kellogg's to begin using the specifically fitted out building much more quickly than a traditional build, and it can easily be removed from site with little impact when the requirement for the building has ceased.