DESIGN & ACCESS STATEMENT

In support of:

PROPOSED INDUSTRIAL BUILDING at:

HOME FARM
WREXHAM ROAD
WREXHAM
LL13 0HG

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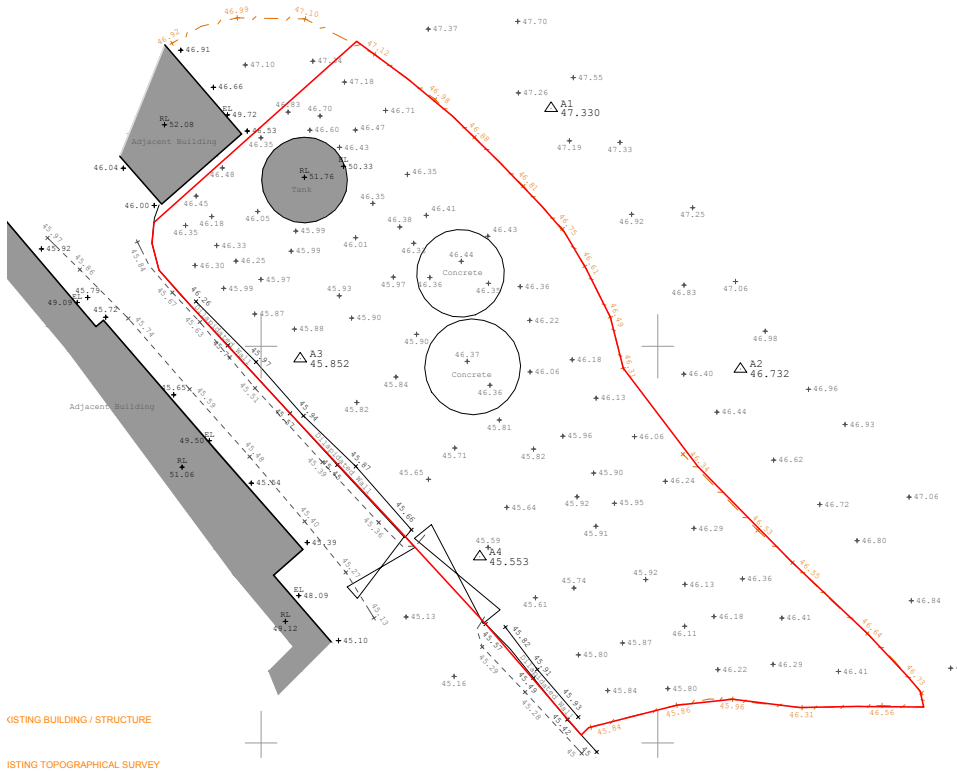




THE SITE: The original Home farm comprised of farm house with brick out-buildings to the west. All farming activity ceased some 20 years ago and since that point various new buildings have been constructed on the site, the vast majority of which are used for small scale light Industrial activity.

(L & below L): Existing aerial photographs of the site (Googlemaps)

(Below): Existing topographical survey of the site





(L): The existing entrance to the site and adjacent buildings

(R): The silo and hardstanding area





(L): The access track alongside the site

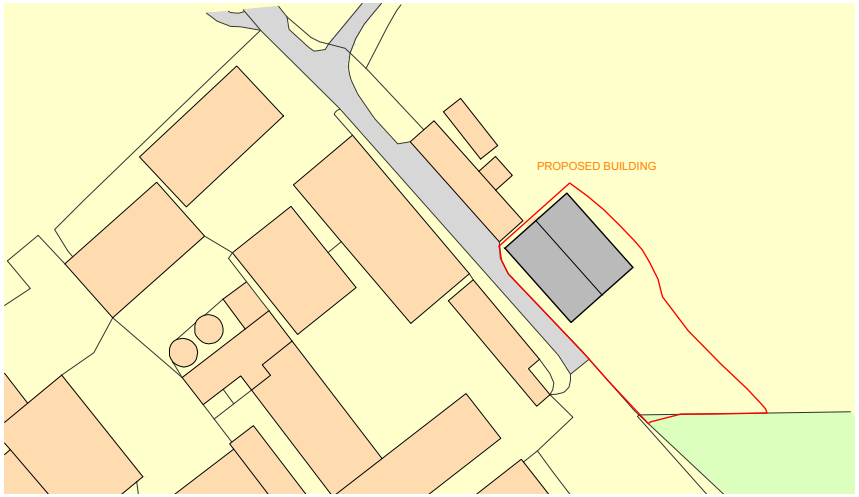
(R): The existing building immediately adjacent to the site



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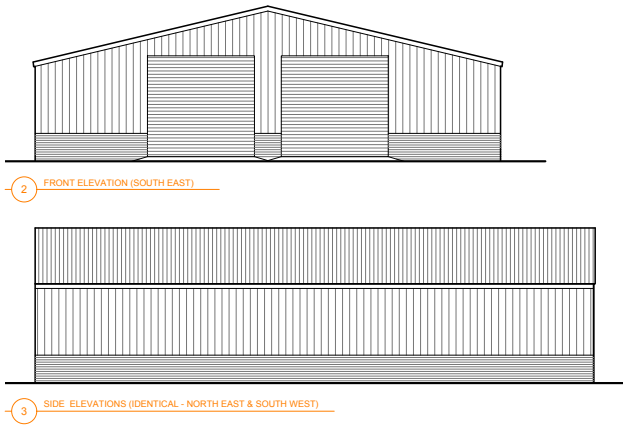
PROPOSAL: Industrial Building to form 2 separate units of 123m2 each. The building will be 5m high at the apex of the roof and 3.2m high at the eaves and sited on an area of the site previously housing a grain silo, various concrete plinths and a concrete hard-standing.

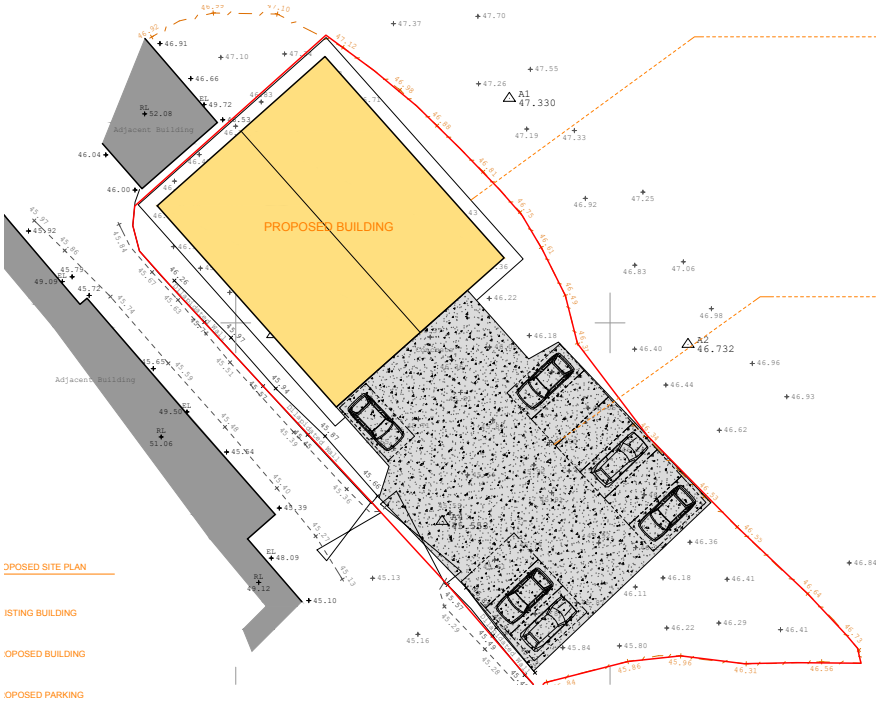


(L): Proposed block plan of the site

(Below L): Proposed elevations

(Below): Proposed site plan

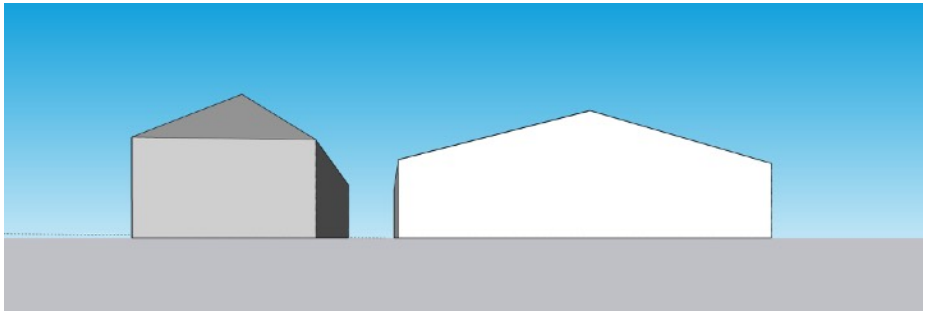


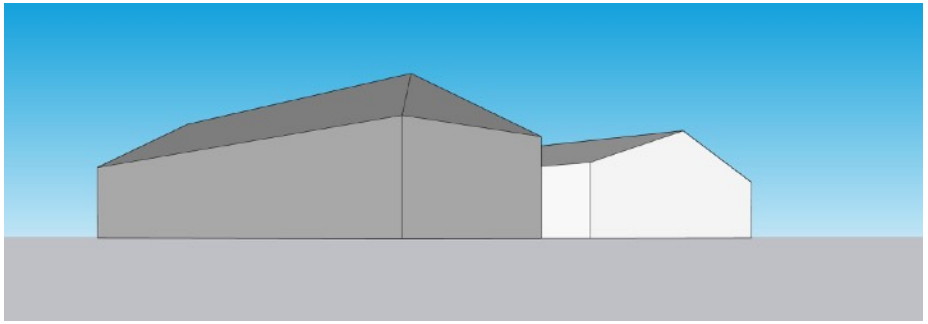


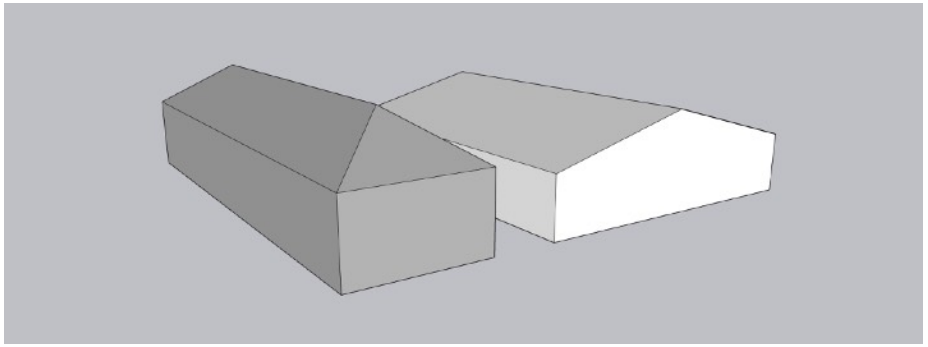
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SCALE: The immediately adjacent existing brick building comprises of a very simple form with a hipped, dual-pitched roof and has a ridge height of just over 6m and 3.72m to the eaves. By direct comparison the proposed building is larger in area but smaller in height.





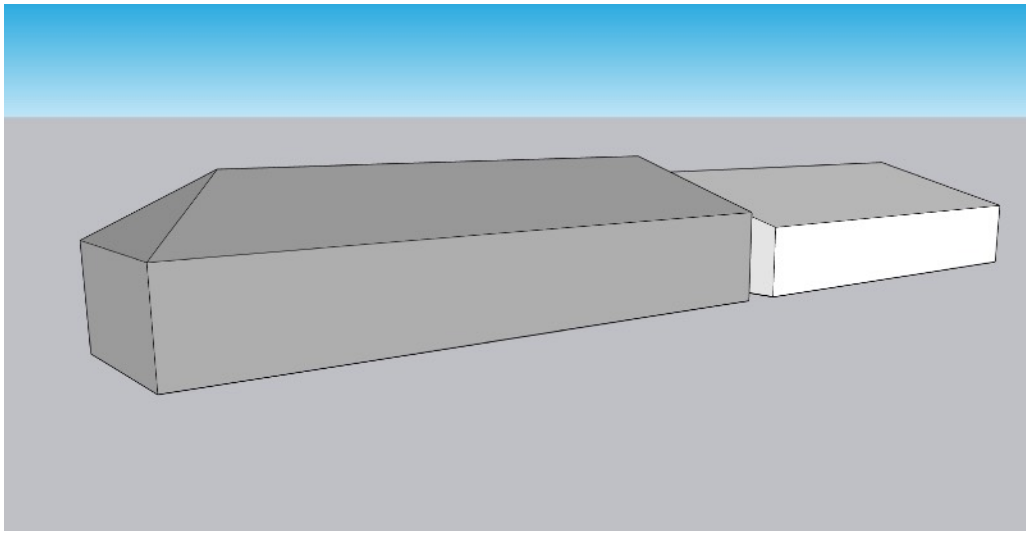


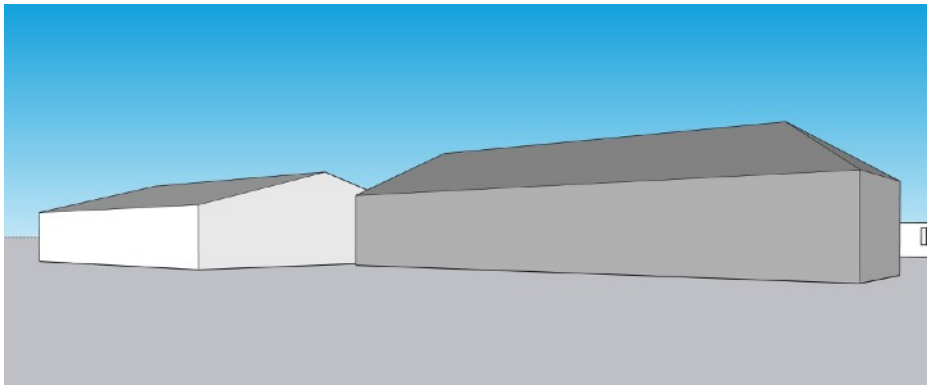


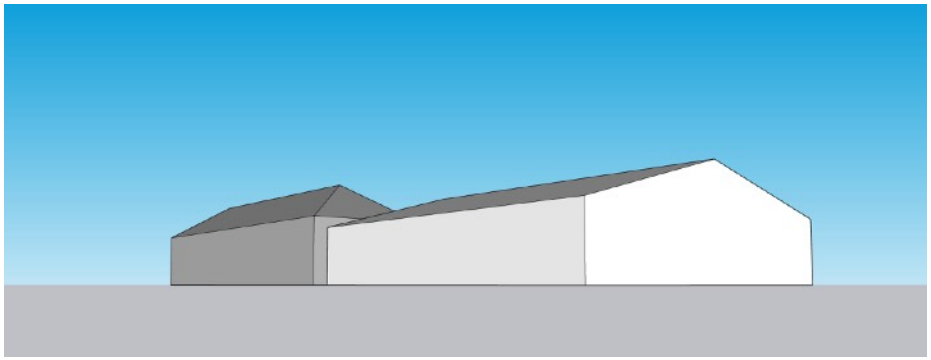
(Above): Existing adjacent building

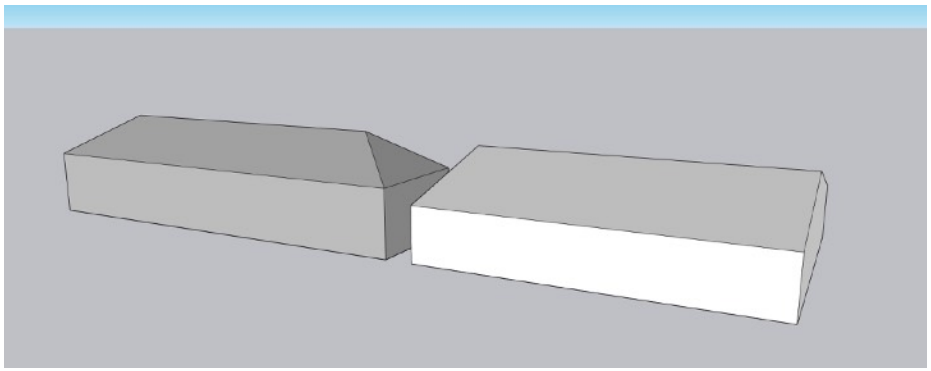
(R): Volumetric comparison images

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SCALE: Consequently, the proposed building appears smaller in scale and subordinate to the existing adjacent building as can be seen in this volumetric study showing the proposed arrangement of the 2 individual buildings.

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DESIGN & APPEARANCE: Within the site there are a number of simple forms of building shapes which are typical of industrial buildings of this type. The proposed building will match in size and scale to these.

MATERIALS: the proposed materials (dark green cladding sheet & roller shutter doors) will be in keeping with the existing buildings and will not appear incongruent within the setting.

(Below & R): Existing buildings within the site







ACCESS: Access into the existing shop is by means of a single track road with passing places. It is not proposed to alter this in any way. Given the relatively level topography of the site, level access into the building is easily achievable.



(Above): Existing access track serving the site

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SITING: **Policy EM4 of the adopted Wrexham Borough Council Local Development Plan states that any new development should form a logical extension to the employment area. As can be seen on the aerial photo (R) the proposed site does indeed fulfil these criteria: it is immediately adjacent, is partially developed and would prove visually congruent within the setting of the existing site context.**



Policy EM4: Employment Development Outside of Settlement Limits

New employment development outside of settlement limits will only be permitted through:

iii. It involves the extension of an existing employment site. Where the existing employment site is located within a settlement limit or employment area and proposes to expand onto land outside the settlement limit/employment area, the following must be met:

a) It must be demonstrated that there are no suitable sites located within a settlement limit/employment area for the extension to be located;

b) The new development forms a logical extension to the settlement limit/employment area.

CONCLUSION:

- The proposal is sited on a previously developed area of land and forms a logical extension to the existing site
- It is of a scale which will appear unobtrusive and in keeping
- Its' appearance will be in keeping with the existing buildings on the site
- The existing access will remain unaltered

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