THE OAKS - HIAB

Design & Access Statement

May 25

Planning Issue _Rev A

FI REAL ESTATE MANAGEMENT

Modern City
Architecture & Urbanism

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1.0 INTRODUCTION

1.01 Project & Brief

The scheme sits on a regeneration site within an existing industrial area. The land is deliverable and the proposals for this development sit logically within the context of the proper and comprehensive planning of the wider area.

Purpose of this Document

This document has been prepared by MCAU (Modern City Architecture & Urbanism Ltd) and will present and explain how the design has developed in response to the site's relationship with its urban, historic and wider context.

The Project Brief

The applicants brief is to bring forward a high quality industrial development to the site which when completed will deliver:

- 77,276sqft B8 warehouse with ancillary office space

The development shall be supported with;

- Landscaped external works
- Extensive Ecology zones
- Inclusive pedestrian access

The scheme shall be of a sufficient and appropriate scale and design that ensures viability and fulfils the objectives of continuing the regeneration of the area, by enhancing design aspirations whilst balancing planning policy requirements.



1.02 FI Real Estate Management

FI Real Estate Management has been established for over 40 years, providing workspace, asset and property management and creating development opportunities for its diverse investment portfolio, which includes industrial, office, retail and residential. Its single guiding principle is that every interaction and every challenge is an opportunity to create value.

FI property development was established to focus on creating places of quality and distinction, with an approach defined by a commitment to excellence.

Its team specialises in large scale mixed use developments, using their planning experience to bring together a strong supply chain of consultants and contractors to deliver projects of every type and size.

As a responsible developer, FI works closely with its partners, communities and authorities to ensure a cohesive approach is taken to all of its projects. FI Real Estate Management (FIREM) has underpinned its commitment to Wrexham Industrial Estate with the acquisition of a further 62 acres of development land. When added to its existing land holdings on the Wrexham Industrial Estate, FIREM will be able to deliver over 1.5m sq ft of much needed, high quality employment space bringing its total investment to the estate to over £130m and helping to create in the region of 1,500 new jobs over the next 4 years.





2.0 THE SITE

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2.01 Site Location Plan

The site measures 53.5 acres (21.6 hectares). The site is currently unoccupied and overgrown. Situated on the Southern edge of the Wrexham Industrial Estate, the site is surrounded by industrial development to the north and east, farmland to the south and industrial units and HMP Berwyn to the west.

The development aims to extend the existing Wrexham Industrial Estate to provide much needed jobs in the area whilst also providing enhanced ecology and landscaping areas for public use.



KEY:

Site Boundary

Site Location Plan

2.02 Site History

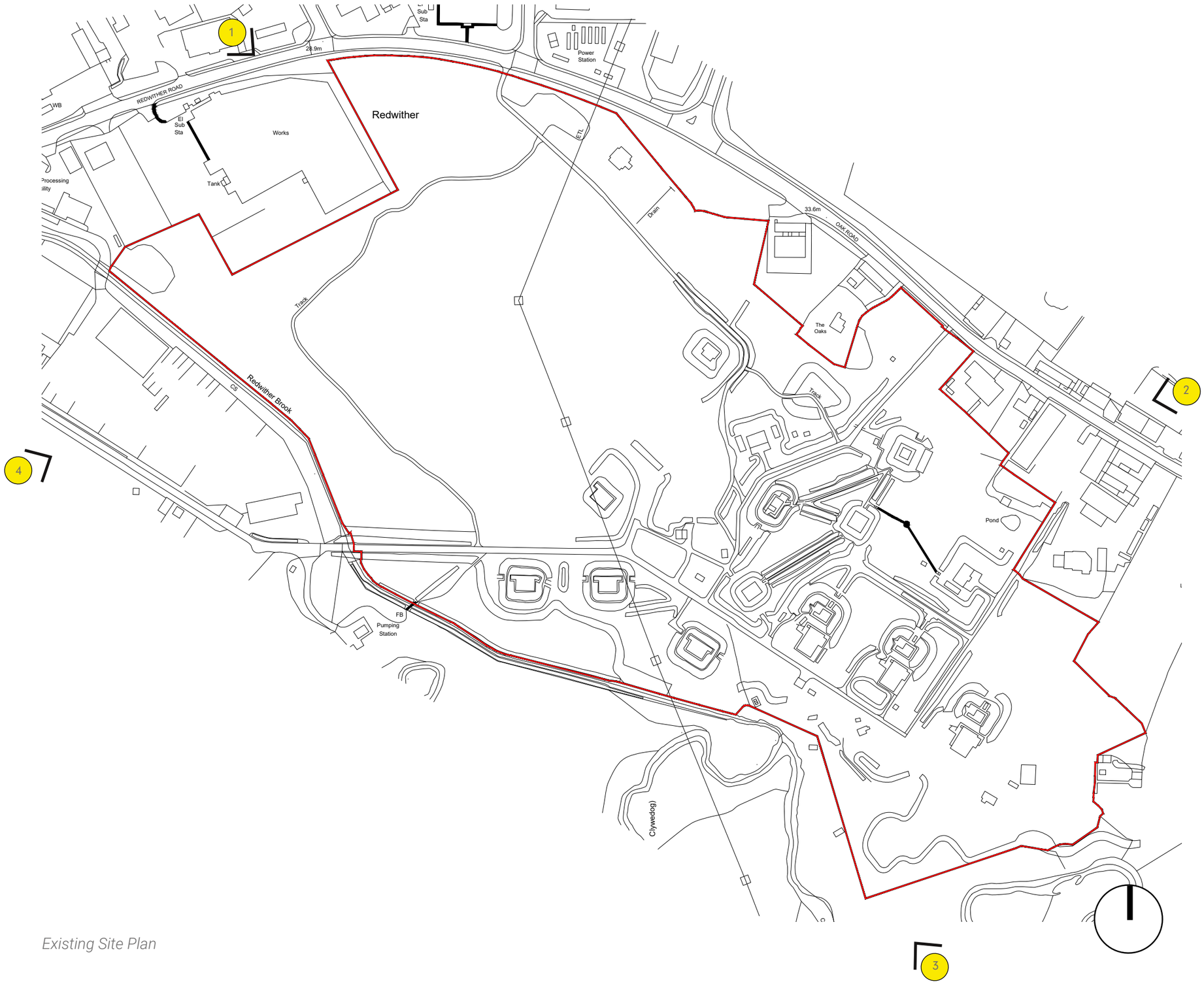
The Oaks was once home to a Former World War 2 Ordnance Factory called Marchwiel , covering 1,400 acres and employing 13,000 workers. After closing in 1945, the site was re purposed as the Wrexham Trading Estate, now known as the Wrexham Industrial Estate.

Marchwiel had its own internal railway system that connected the dispersed buildings. These buildings were surrounded by earth over a large area, which reduced the risk of a chain reaction explosion and minimized the impact of aerial bombing.



The current Wrexham Industrial Estate in the 1940s

2.03 Existing Aerial Views



KEY:

Site Boundary

X Site photo location point

Existing Site Plan



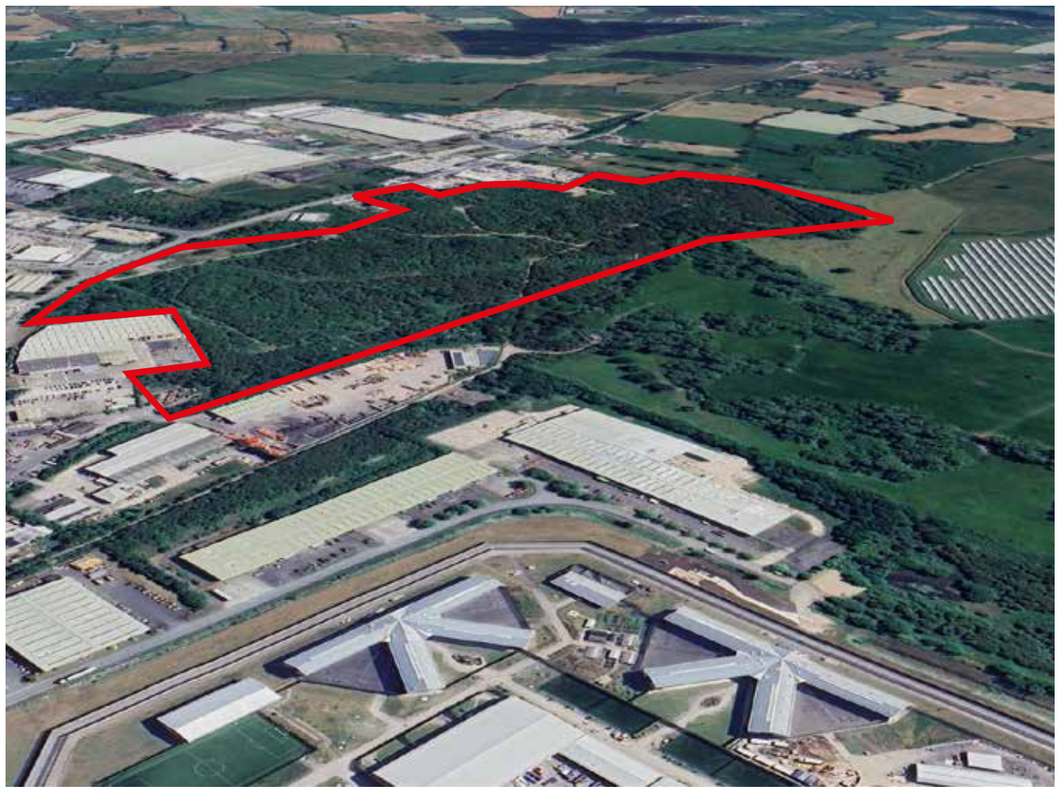
View 01



View 02

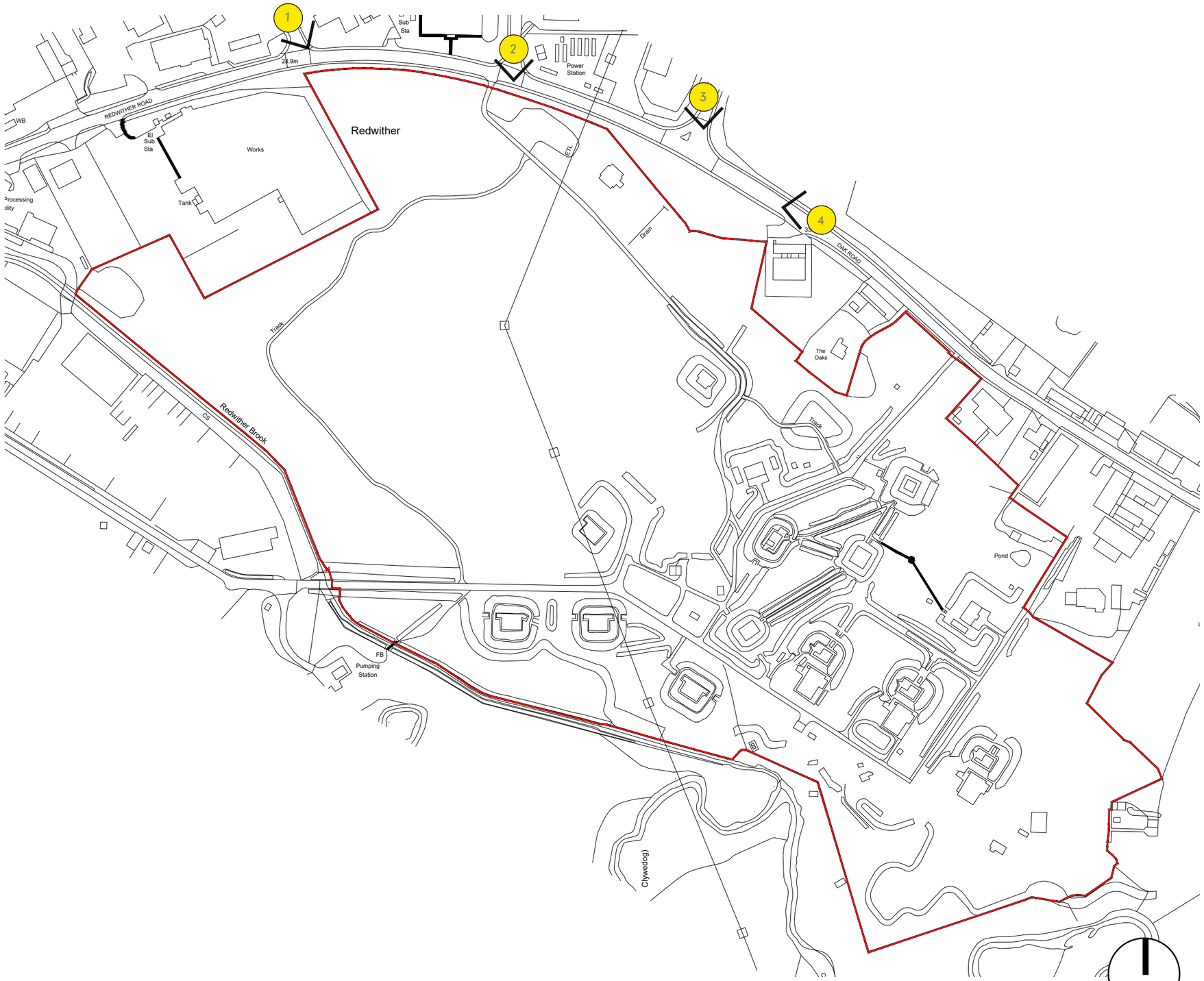


View 03



View 04

2.04 Existing Eye Level Site Views



KEY:

Site Boundary

X Site photo location point



View 01 - Dunster Road heading on to Oak Road



View 02 - Abbey Road South heading on to Oak Road



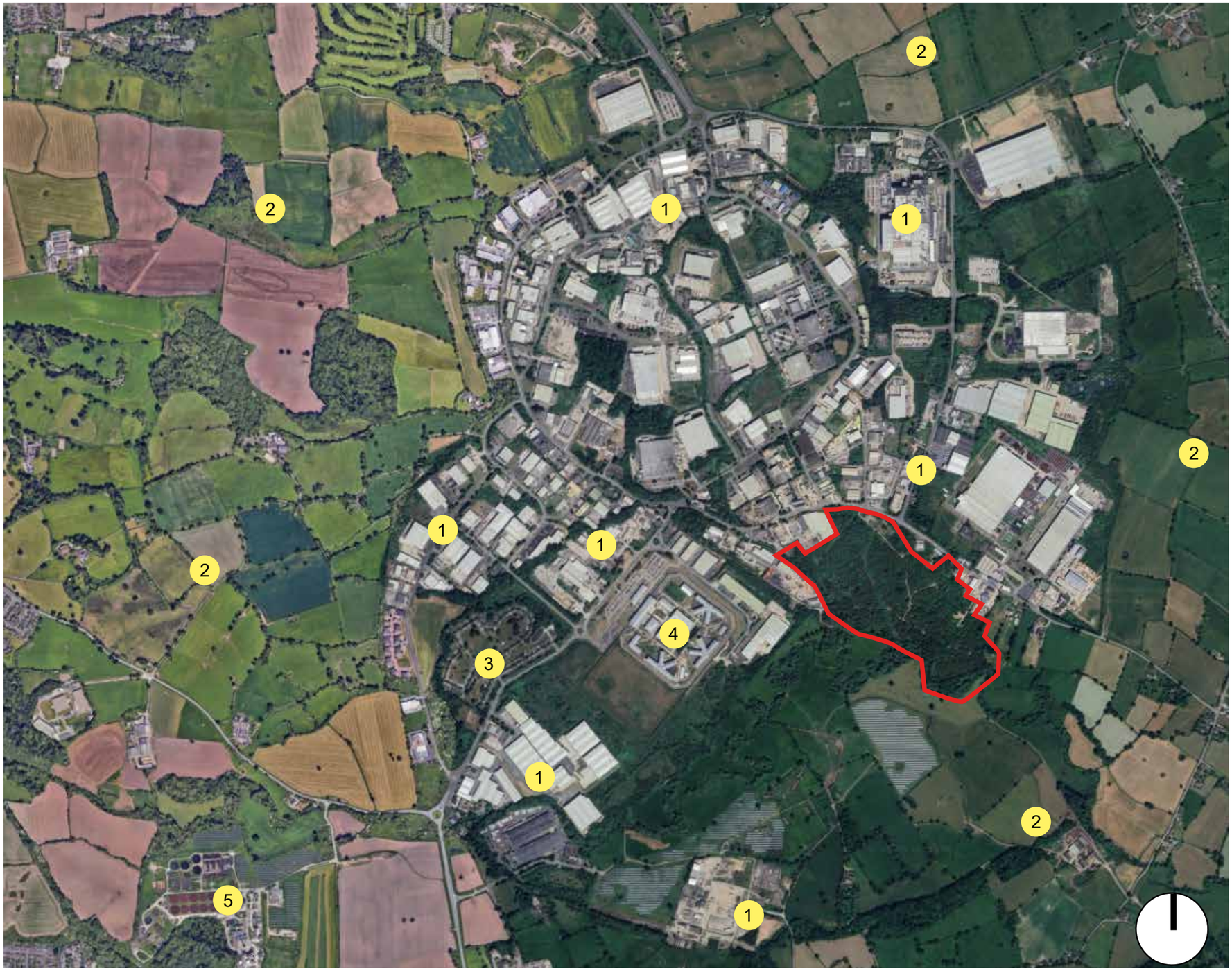
View 03 - Bryn Lane heading on to Oak Road



View 04 - Oak Road

3.0 SITE CONTEXT

3.01 Context



KEY:

- Ownership Boundary
- 1 Industry
- 2 Farm Land
- 3 Residential
- 4 HMP Berwyn
- 5 Five Ford Welsh Water Treatment Works

3.02 Vehicular Connections

The site is well connected for vehicle access within the existing Wrexham Industrial Estate road network.

Primary access to the site is off Oak Road which runs east to west on the northern edge of the site.

Oak Road is easily accessed from a number of secondary routes within the industrial estate.



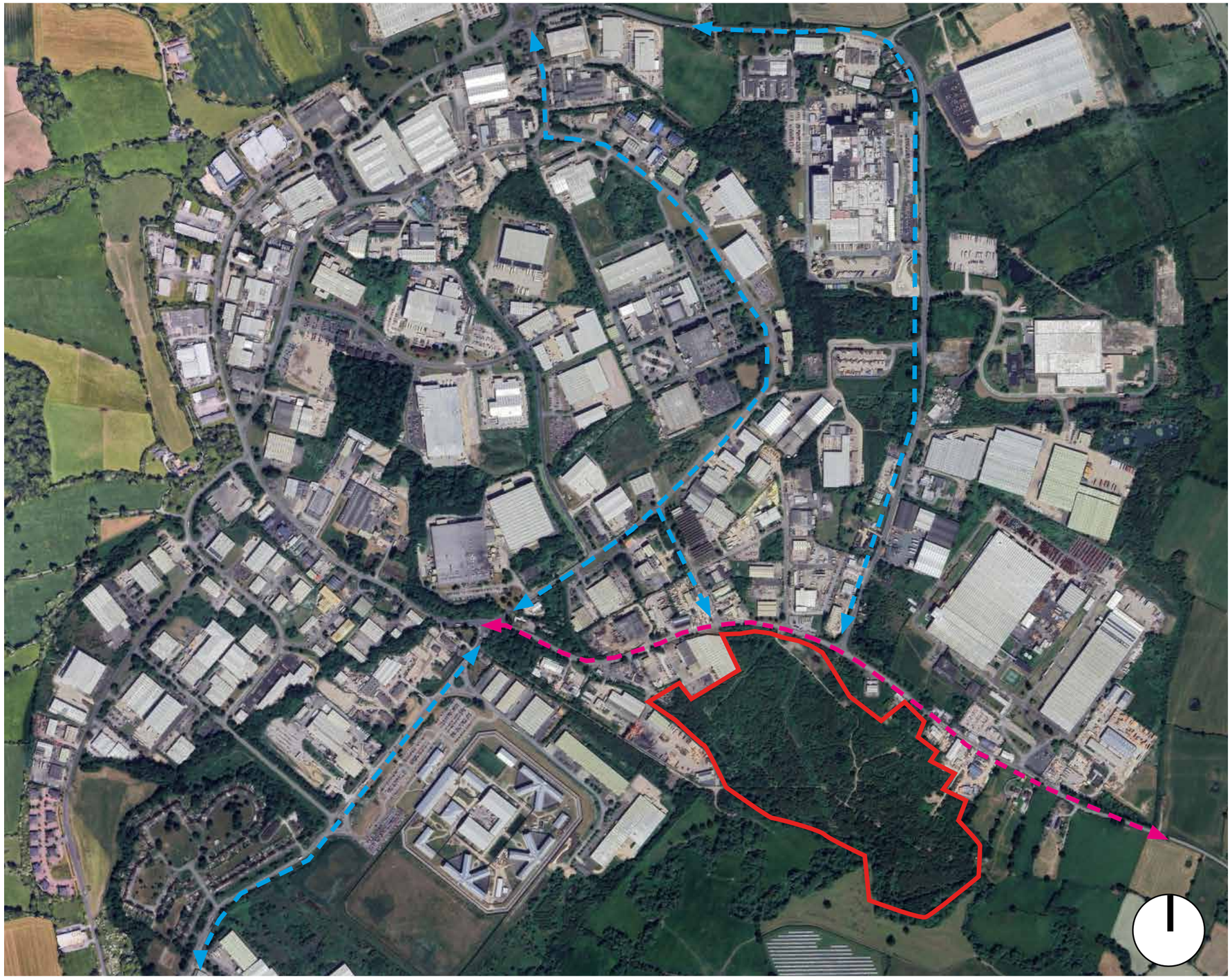
KEY:

- Ownership Boundary
- Primary Vehicular Route
- Secondary Vehicular Route

3.03 Pedestrian Routes

The site is well connected for pedestrian access within the existing Wrexham Industrial Estate road network.

The site is easily accessible via numerous footpaths and is in close proximity to Wrexham town centre. The main primary dedicated pedestrian foot-way leading to the site is along off Oak Road which runs east to west on the northern edge of the site.



KEY:

- Ownership Boundary
- Primary Pedestrian Connections
- Secondary Pedestrian Connections

3.04 Public Transport Connections

There are two railway stations close to the site, Wrexham General and Wrexham Central. The closest of which is approximately 7 km (4.4 miles) away.

There are several bus stops close to the site on Bridge Road and Coed Aben Road.

National Cycle Network Routes 45 (which runs from Shrewsbury up to Chester) is within 6km of the site.



KEY:

Ownership Boundary

Bus Stop

4.0 DESIGN PROPOSALS

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4.01 Precedents

FIREM are experts in delivering industrial developments. HIAB have a specific colour palette that compliments their branding as shown in section 4.2.















4.02 Materials

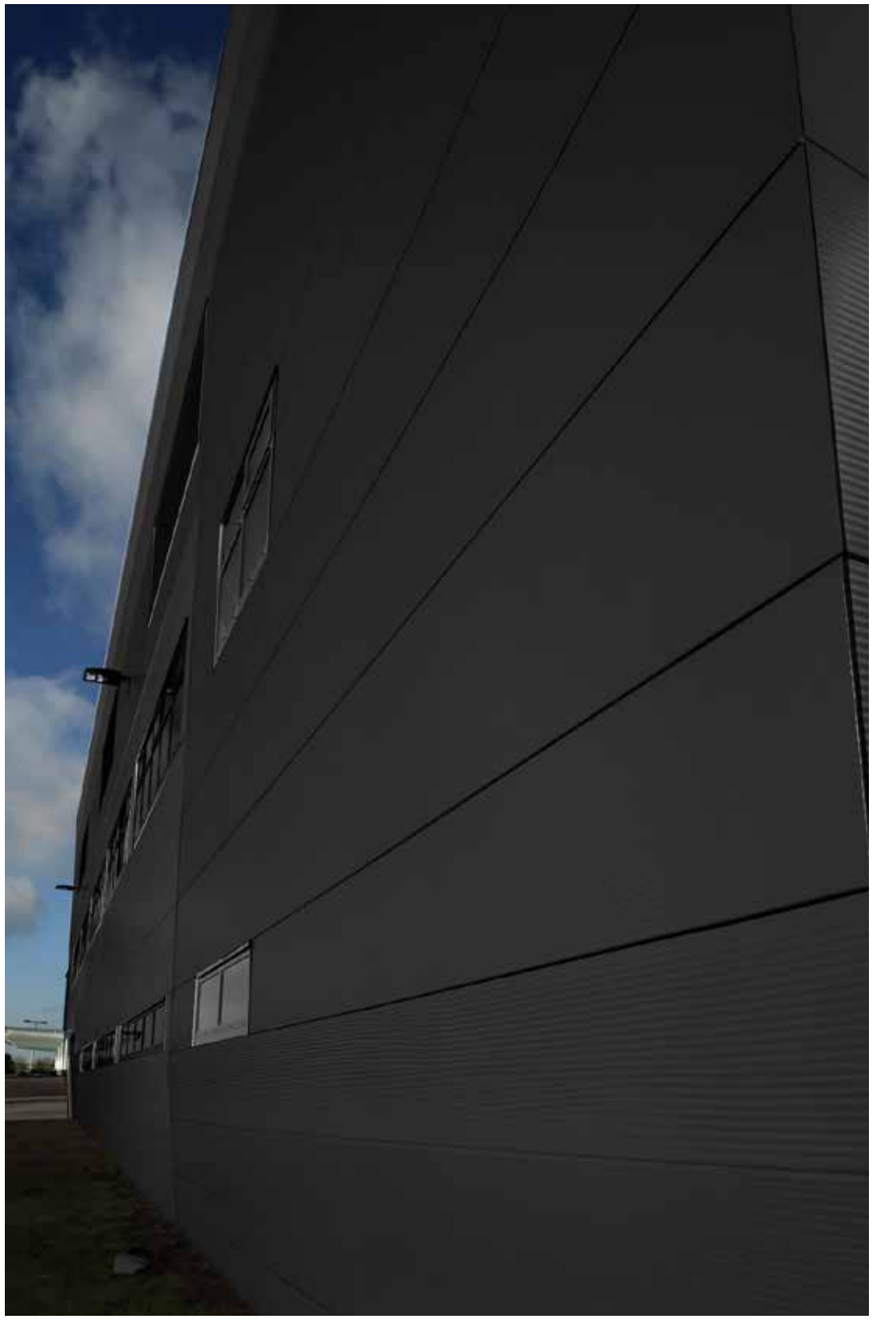
External Wall Build Up
The wall cladding will be Kingspan panels or equally approved.

Colour Scheme
The cladding will largely be in Anthracite RAL 7016 colour which will be on all four elevations (material precedent 1)

The East elevation is broken up with Red panelling (RGB 190, 0, 39) (material precedent 2)

A Rockpanel Wood finish will also be applied to the east elevation.

The east elevation is a prominent elevation, as it faces on to the main ancillary route, Oak Road. The use of a varied colour palette brakes up the elevation offering an enhanced architectural aesthetic.



Material Precedent 1



Material Precedent 2



Material Precedent 3

Level Access Door

Doors to be EasiLift Loading Systems Sectional doors or equal and approved, to consist of electrically operated insulated vertical lift with beam support low level springs for ease of future maintenance. External colour to be a banded colour (HIAB Red), RAL 9002.

Fire Exit Doors

Warehouse doors and frames to be Ascot fire exit range or equal and approved, Steel single leaf doors 48mm thick to be flush hung in a steel single rebated frame.

Colour Scheme

All level access doors will be branded as ‘HIAB RED’ (material precedent 4/5)



Material Precedent 4



Material Precedent 5

4.03 Proposed Site Plan

The proposed development will provide 77,276 sqft of warehouse and associated office accommodation in one single building on the site .

The unit will have large HGV service yards to both sides of the building with access provided from Oak Road for both cars, HGV, pedestrians and cyclists. The unit will also have dedicated car parking of 82 spaces which have been tailored to HIABs specific needs.

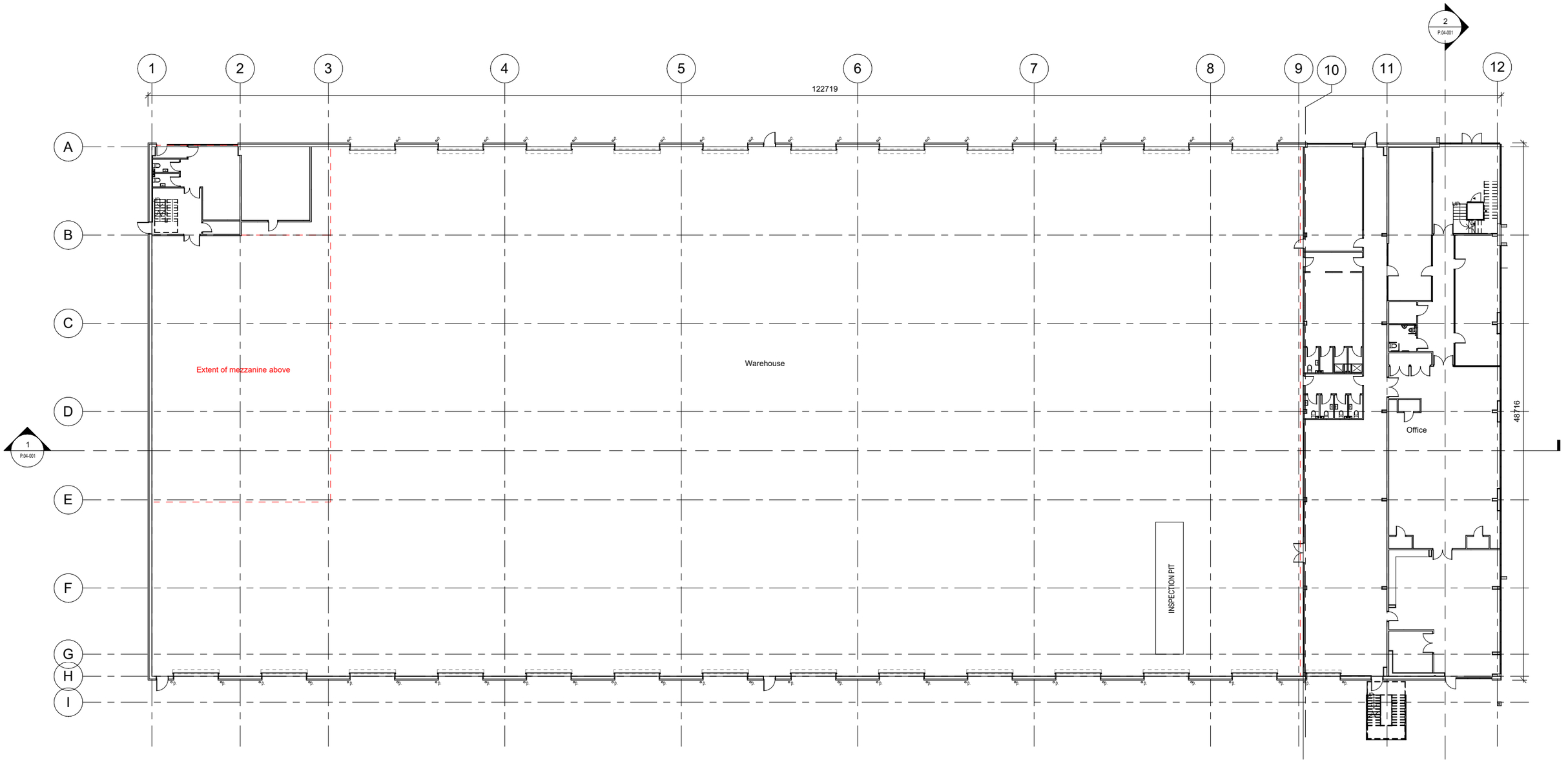
The building will also provide secure covered cycle shelters for staff and visitor use. The proposed site will sit within a high quality landscaped ecology zone which will provide accessible recreation and leisure areas for staff and local residents to enjoy.



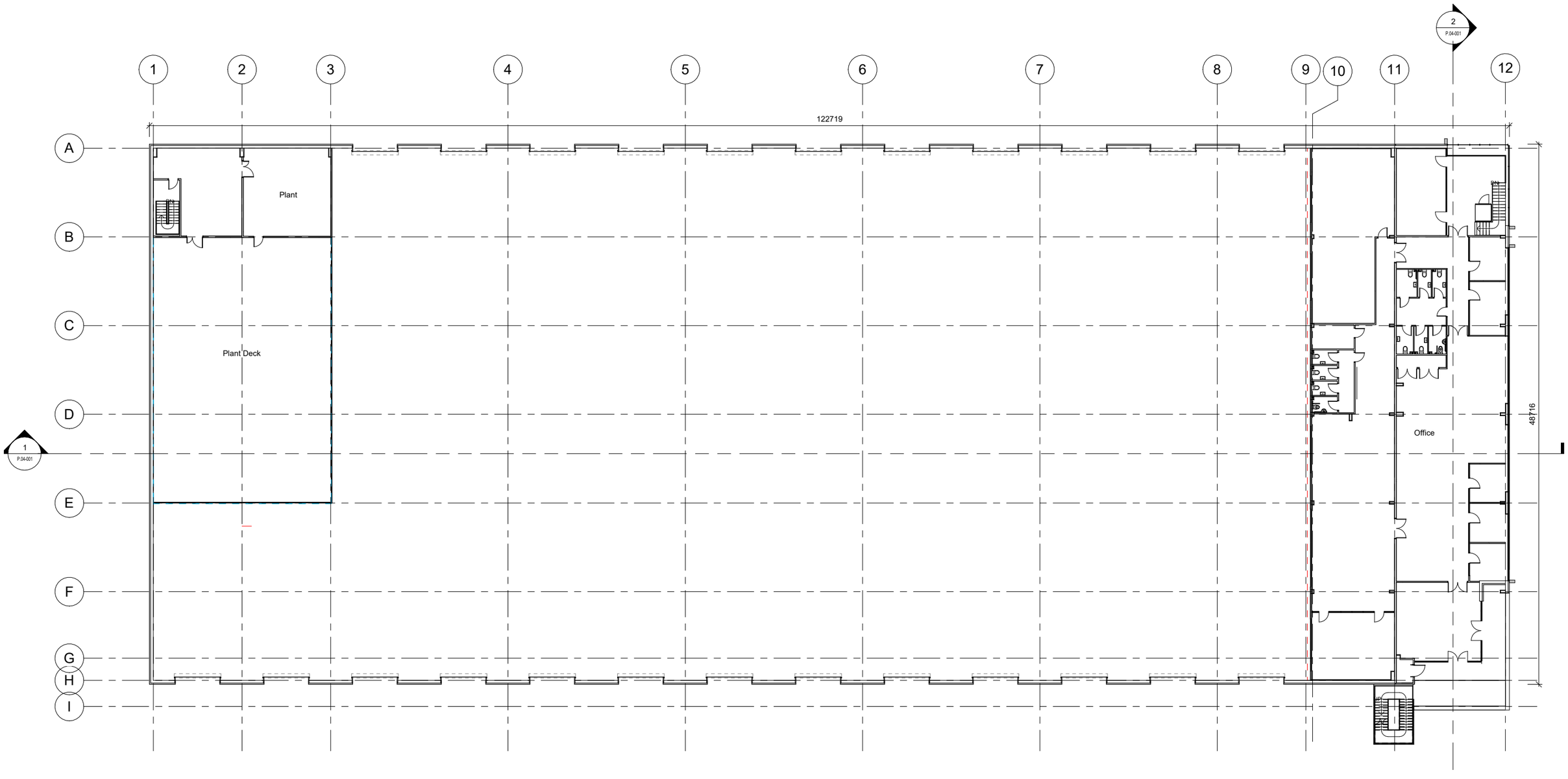
KEY:

Site Boundary

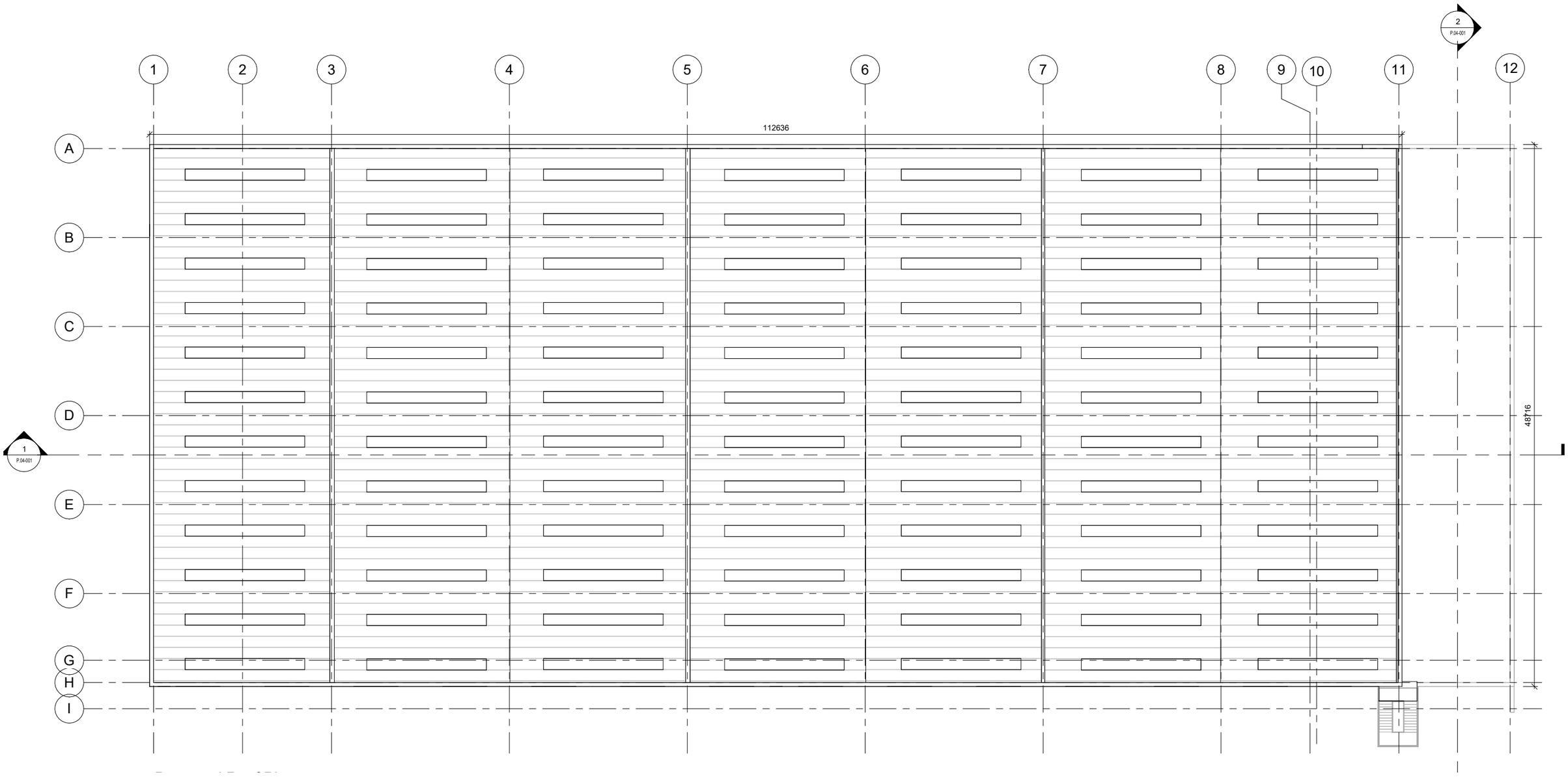
4.04 Ground Floor Plan



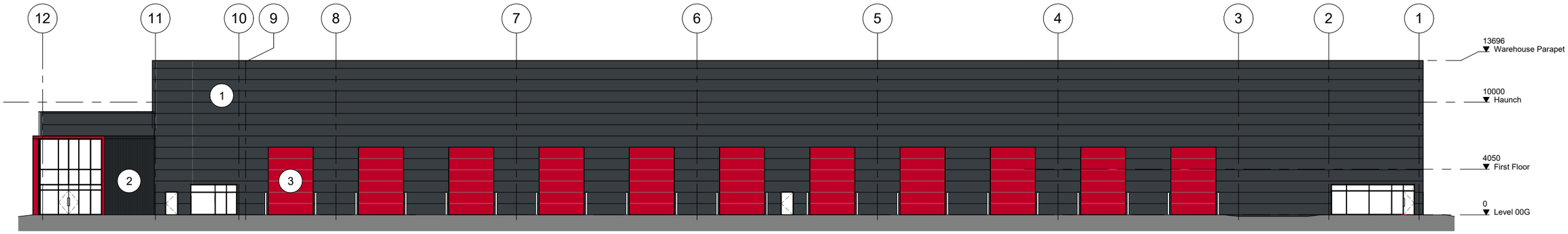
4.05 First Floor Plan



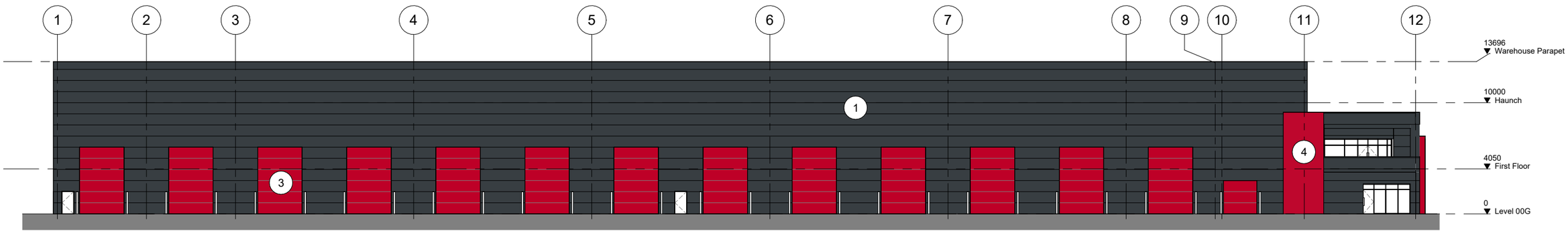
4.06 Roof Plan



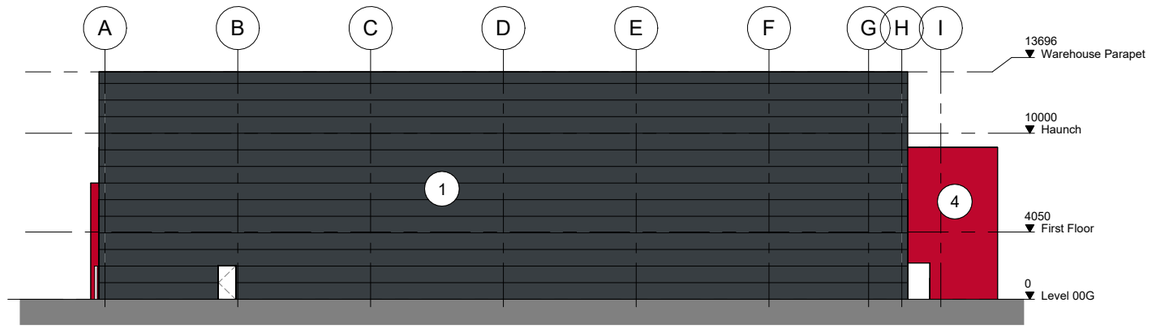
4.07 Elevations



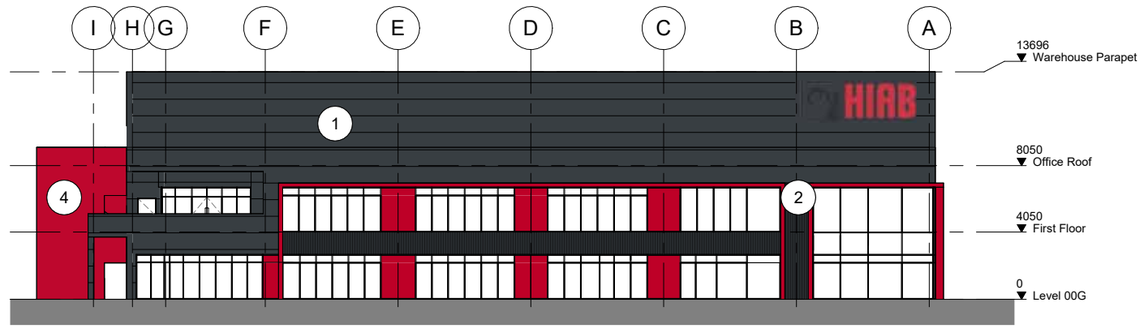
1 West Elevation
Scale 1 : 200



2 East Elevation
Scale 1 : 200



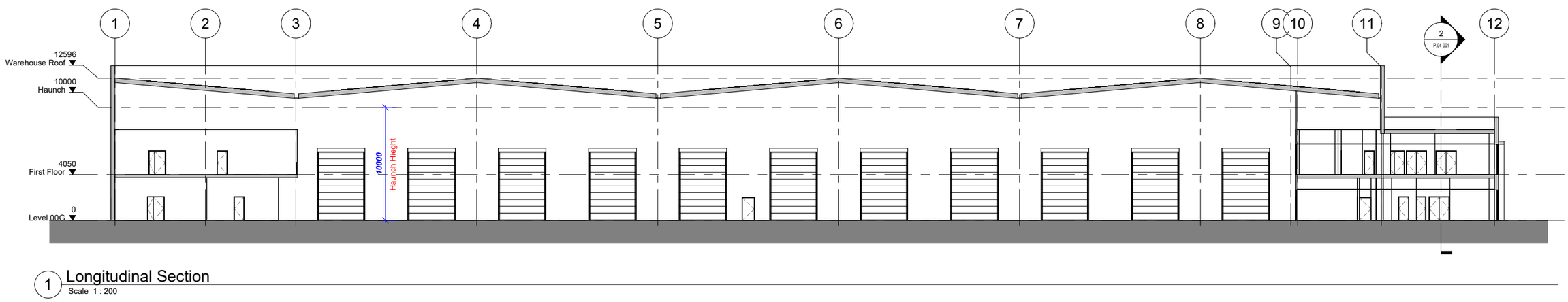
3 South-East Elevation
Scale 1 : 200



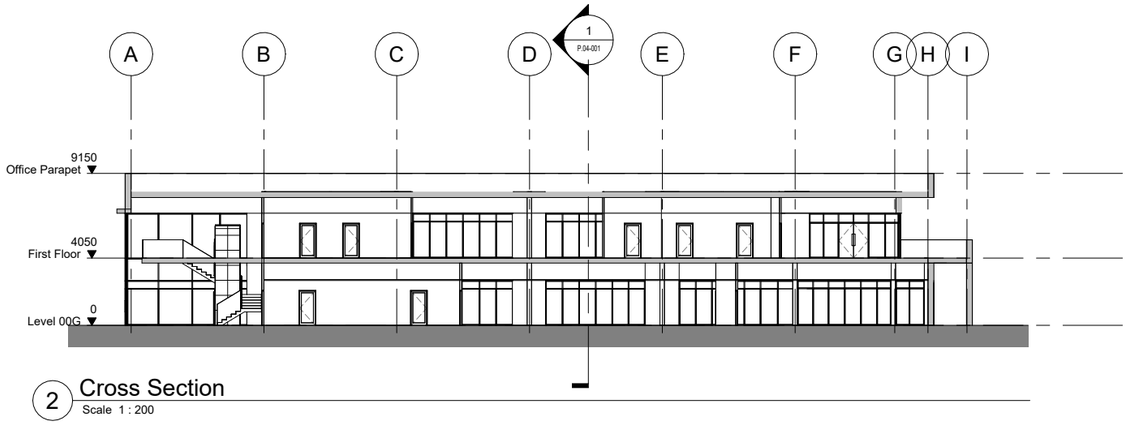
4 North-West Elevation
Scale 1 : 200

1 Kingspan panels or equal/approved (TBC)
2 Kingspan panels or equal/approved (TBC)
3 EasiLift Loading systems or equal/approved
4 Perforated Metal Cladding

4.08 Sections



1 Longitudinal Section
Scale 1 : 200



2 Cross Section
Scale 1 : 200

4.09 Visualisations



4.10 Signage and Branding

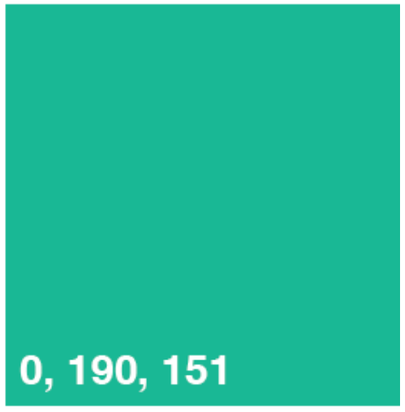
Signage at the entrance to the site is a totem with the colours matching those found on the building cladding. These will be visible at each of the site access points. Individual signage zones will be located on the building facade. The main branding will be located on the east elevation, which as mentioned is the prominent facade.

HIABs logo is a simplistic style that compliments the overall design. Despite the simplicity, it provides an strong and easily recognisable brand.



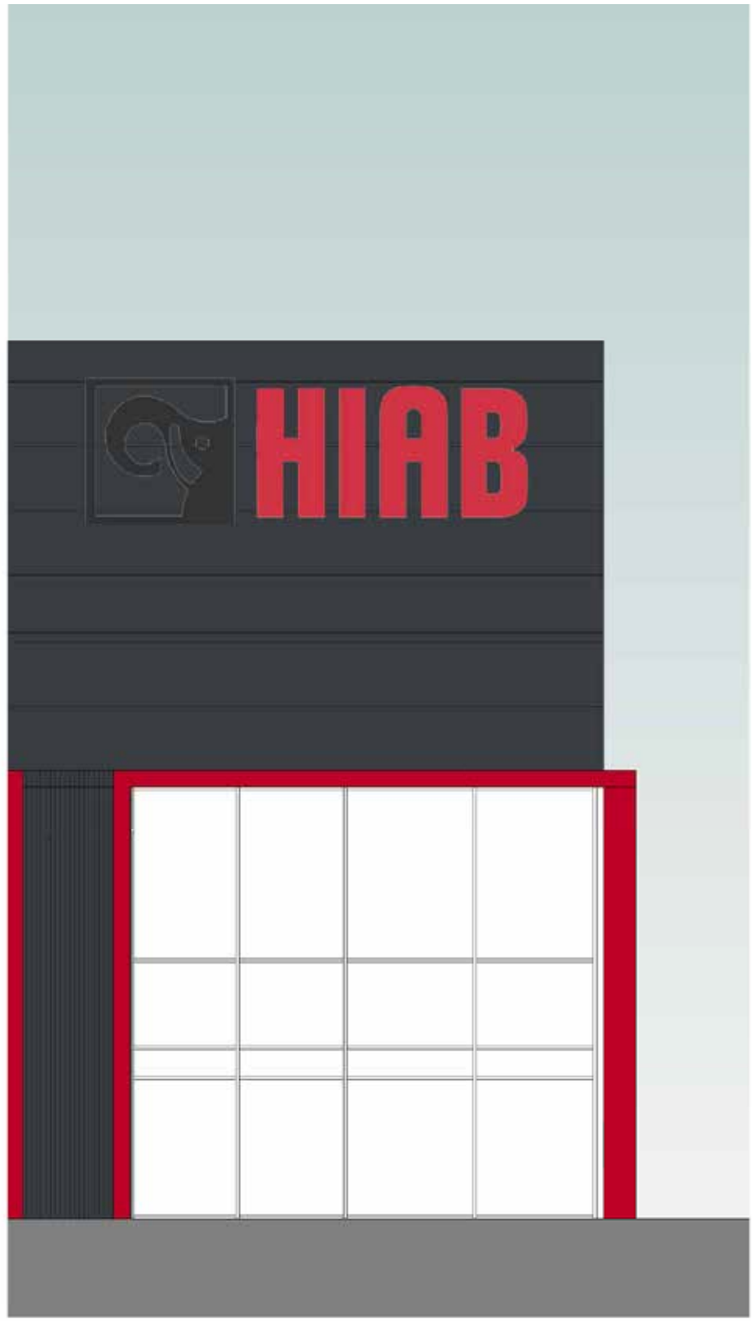












5.0 ACCESS

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