

F LLOYD PENLEY

WREXHAM INDUSTRIAL ESTATE

UNIT X EXTENSION DESIGN & ACCESS STATEMENT

February 2023



FI REAL ESTATE
MANAGEMENT



Rev	Date	Version Description	Drn	Chk
/	10/02/23	Draft Planning Issue.	IT	FA
A	16/02/23	Text updated and utilities removed.	IT	MR
B	24/02/23	Text updated and Unit X red line boundary amended.	IT	GW

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Wrexham, United Kingdom

1.0 INTRODUCTION

1.1. The Brief

FI Real Estate Management (FI-REM) has appointed DMWR Architects and supporting consultants to develop design proposals for a detailed planning application. The proposal is for a high-quality extension and canopy to Industrial Unit X within the existing development at F Lloyd Penley, Wrexham Industrial Estate.

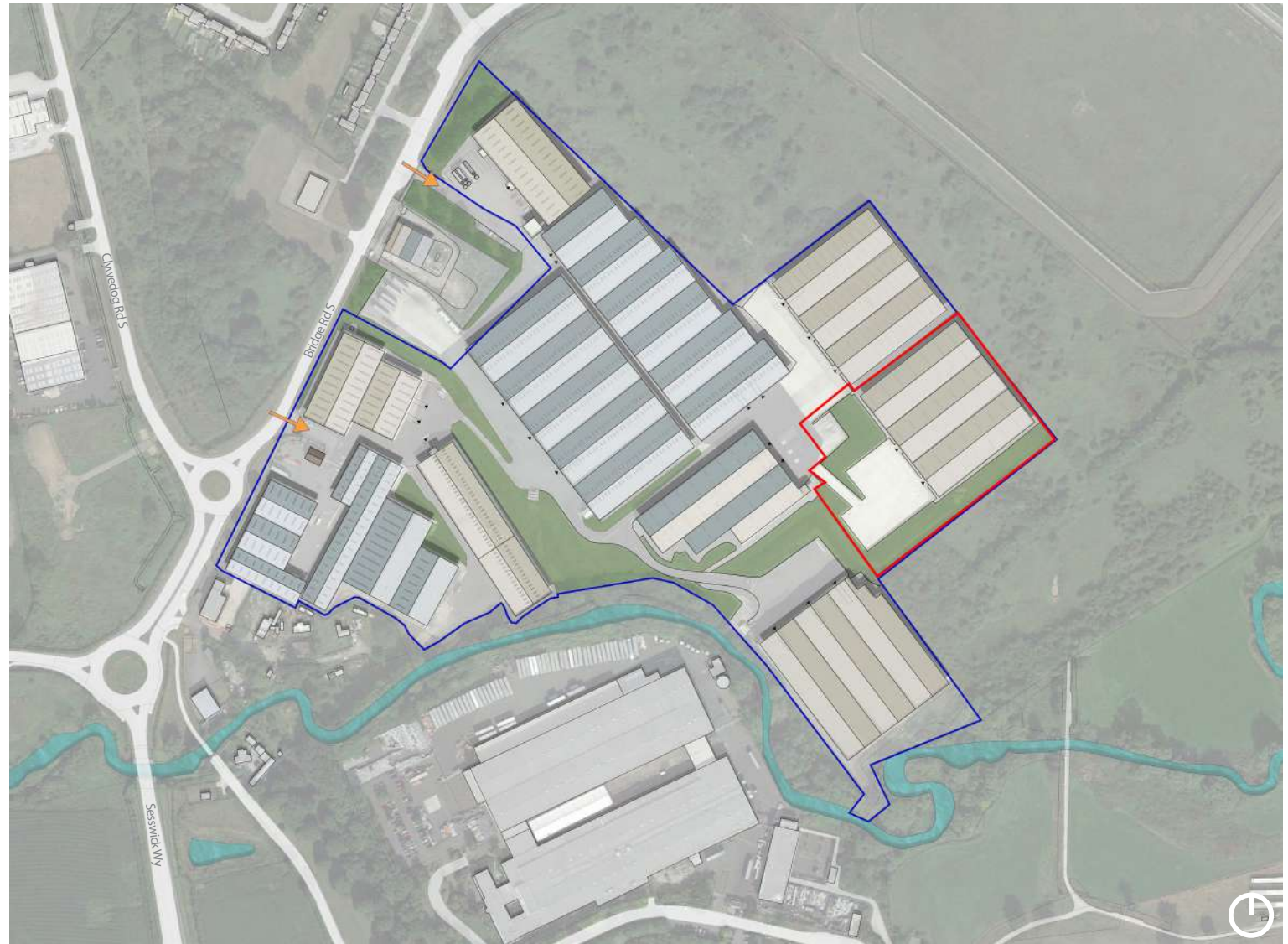
Through a detailed planning application, the proposals seek to bring forward 3,930 sqm of industrial space and an external canopy for weatherproofing over the loading bays.

The following document demonstrates how the proposal has been developed in response to the site constraints and the relationship with the immediate and wider context.

The document should be read in conjunction with all submitted planning documentation and supporting information.

Legend

- Application Boundary
- Site Boundary
- Primary Access Road



Existing Site Plan

2.0

2.1. Wider Site Context

The site is currently home to a range of industrial units. Measuring approximately 35.81 acres (14.49 hectares) in area, the proposed site is located to the south east of Wrexham Industrial Estate, which is approximately 3 miles (4.8 km) south east of Wrexham Town Centre.

The site benefits from good vehicular connections with two direct access points via Bridge Road S (A4085), which forms the western boundary.

River Clywedog borders the southern edge of the site. There is a significant level change of circa 10m difference in height between the northern and southern regions of the site. The north eastern and south eastern boundaries are formed by woodland.



Wider Context

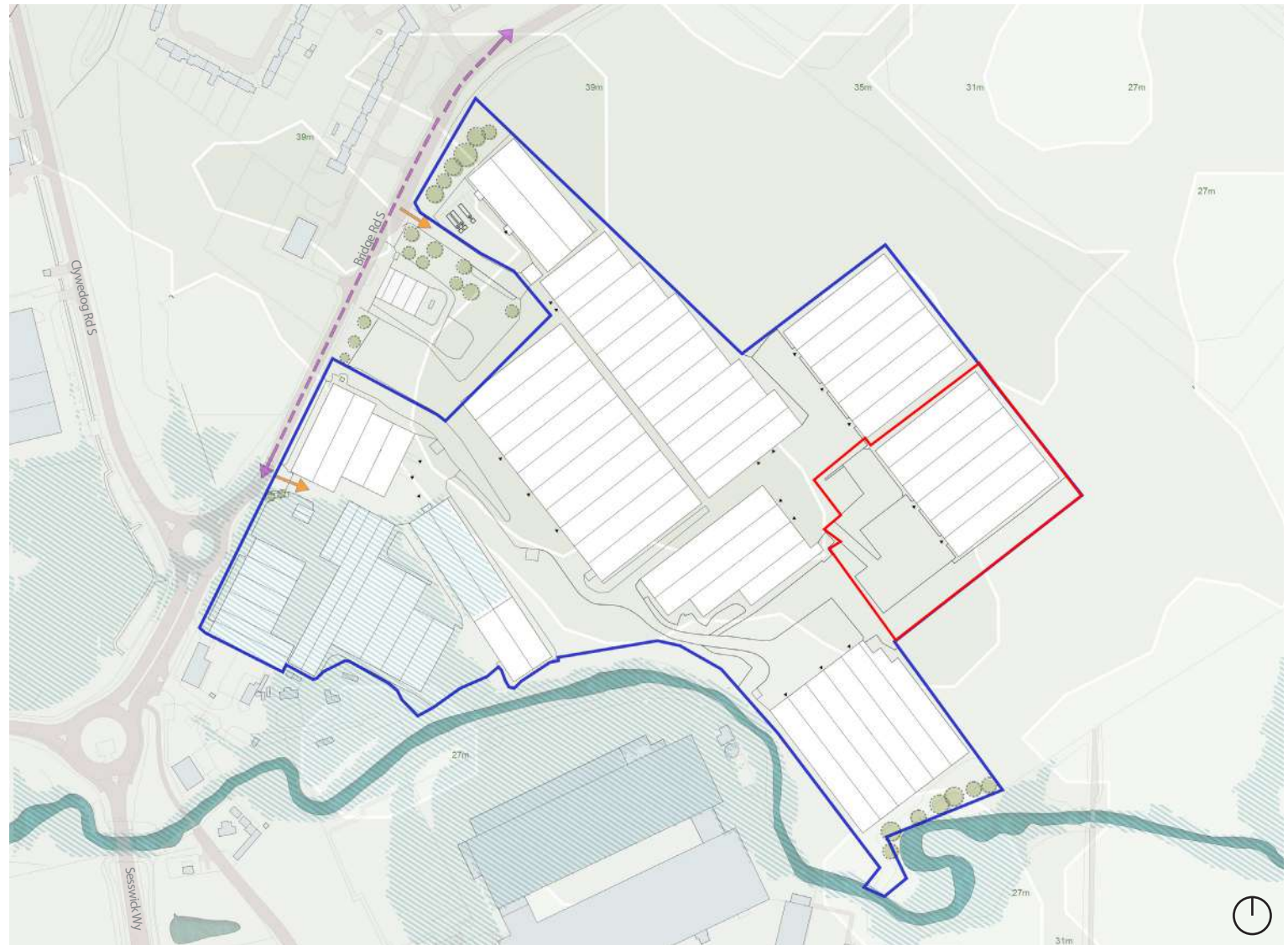
2.2. Immediate Context Appraisal

The majority of the site accommodates F Lloyd Penley, an established mixture of industrial and warehouse facilities, as well as transport and logistics solutions. The units comprise of detached and self-contained estates of terraced units, with sizes ranging from 650 sqm to 13,190 sqm in area.

The site is subject to a number of constraints. The topography affects the perceived height of many of the units within the site. These level changes, combined with flood risk zones, brought about by the presence of River Clywedog to the south of the site limits the developable areas in the site's immediate context.

Legend

- | | |
|---|--|
|  Industrial (Existing) |  Existing Trees & Foliage |
|  Residential (Existing) |  Main Arterial Road |
|  Flood Risk Zone 3 |  Primary Access Road |
|  Application Boundary |  Site Boundary |



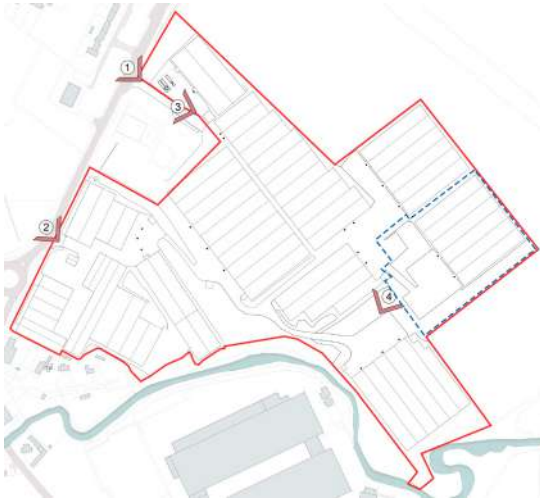
Site Constraints

2.3. Site Photographs

Running through the eastern and southern parts of the site are underground utilities made up of gas lines and Welsh Water Sewer. Dotted around the site are protected trees.

The primary materials of the existing units are sage green corrugated metal cladding with grey roller shutters and dark green fire exit doors.

Key Plan



Aerial Photograph - A



Aerial Photograph - B



Aerial Photograph - C



Photograph - 01



Photograph - 02



Photograph - 03



Photograph - 04

3.0 DESIGN PROPOSAL

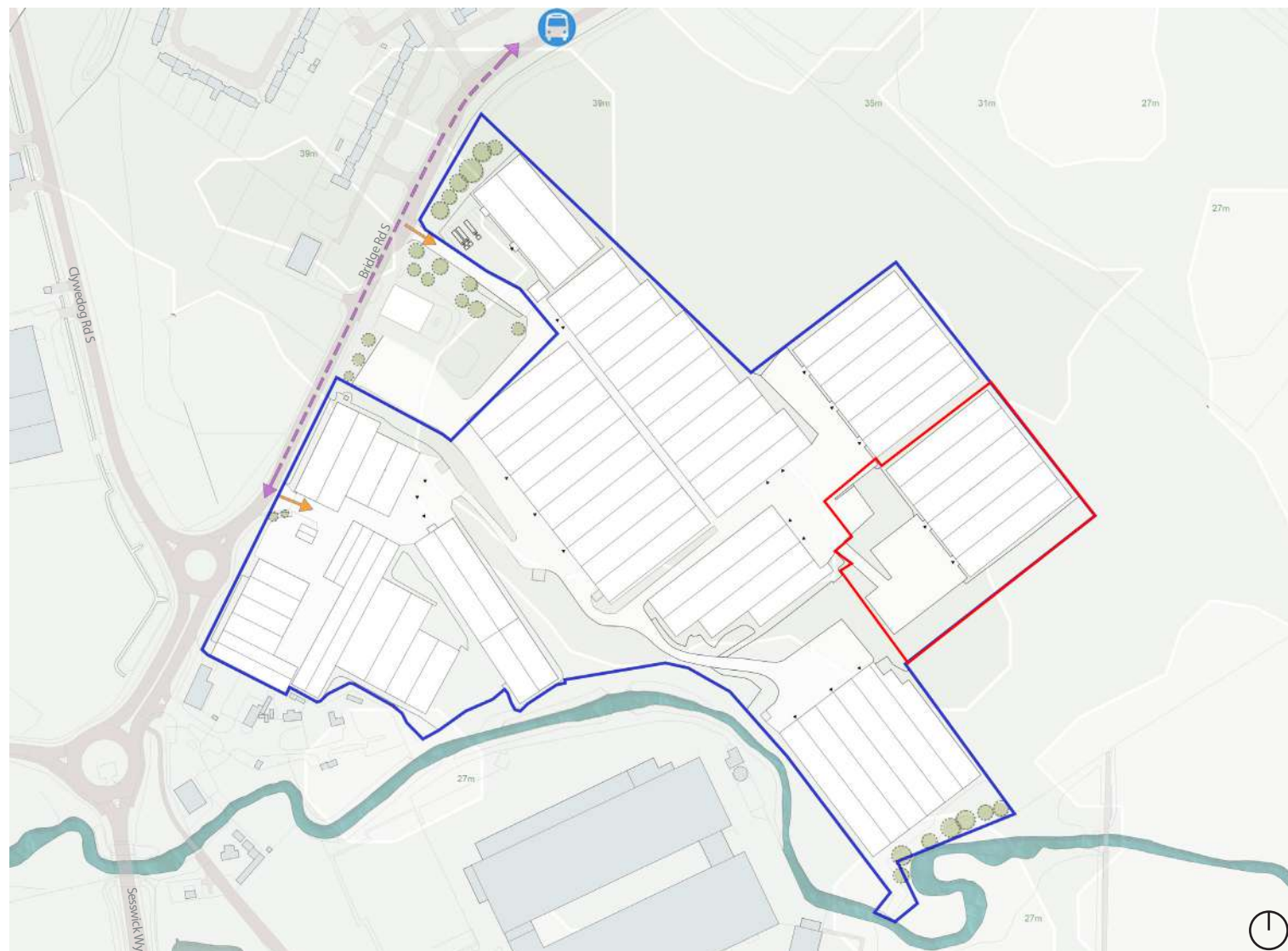
3.1. Site Opportunities

An analysis of the site opportunities showed that the mitigation of site level changes would be key to delivering a suitable platform for modern employment use. A series of desktop civil engineering exercises were undertaken to establish the potential size and location of level development zones, considering practicality, existing utilities and any subsequent impact on flood risk.

The massing, synonymous with portal frame buildings and the corrugated sage green cladding of the existing units on the site will be replicated on the proposed extension.

Legend

-  Main Arterial Road
-  Primary Access Road
-  Residential (Existing)
-  Application Boundary
-  Existing Trees & Foliage
-  Bus Stops
-  Site Boundary

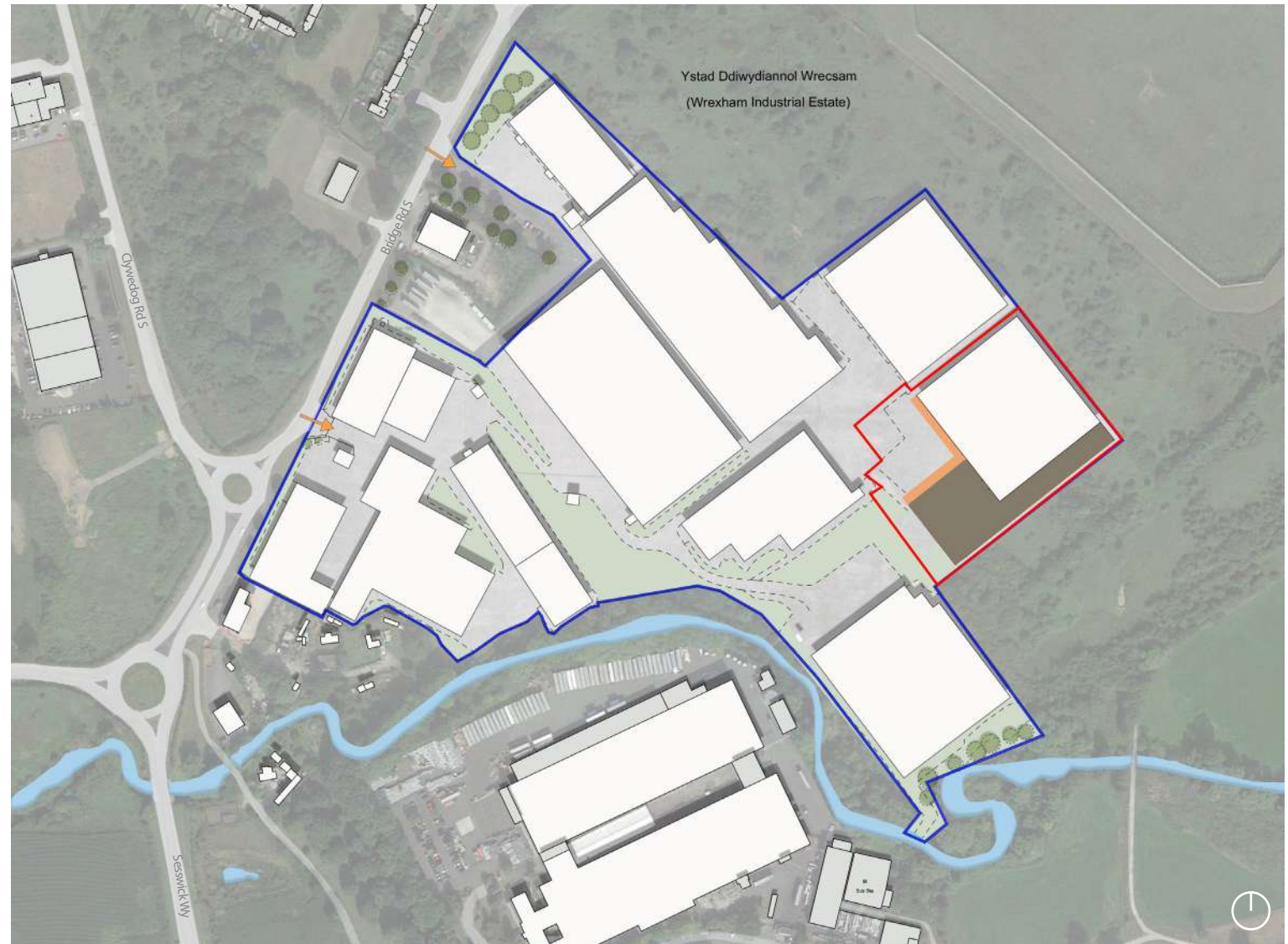


3.2. Use & Amount

The detailed application involves extending an existing B8 use class industrial unit, increasing its GIA from 7,815.9 sqm to 11,670.4 sqm and associated GEA from 7,940 sqm to 11,870 sqm. Additionally, an external canopy to the north west and south west elevations facing the yard space will offer weatherproofing for the loading bays.

Legend

- Application Boundary
- Site Boundary
- Proposed Unit Extension
- Proposed Canopy



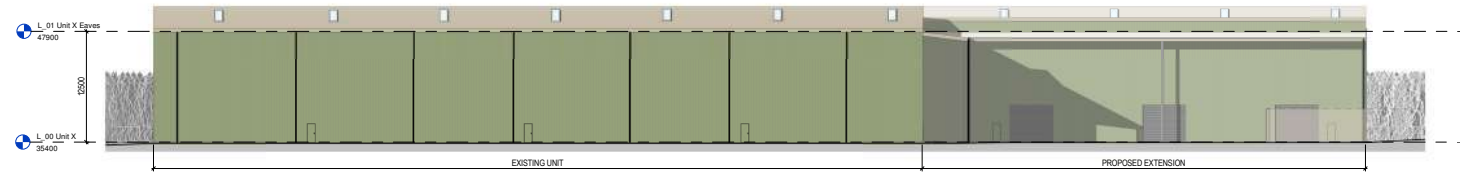
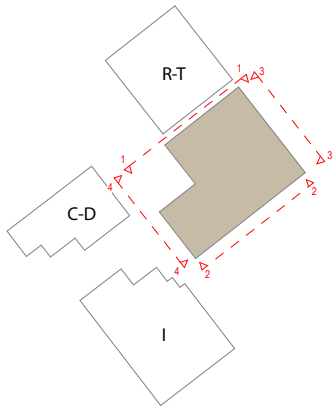
Proposed Site Plan

3.3. Massing & Layout

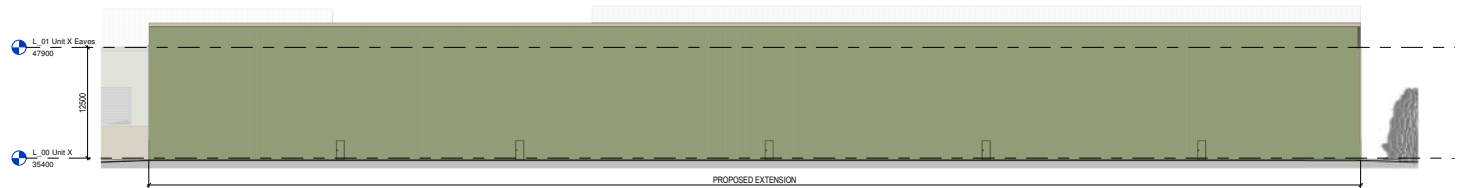
The massing and layout of the proposed extensions responds to the constraints of site levels, underground utilities easement and an intent to match the portal frame, eaves and ridge heights of the existing units.

With 3 proposed loading bays added to the 1 retained existing loading bay, a swept path analysis and a desirable yard space area suitable for HGV turning informs the proposal.

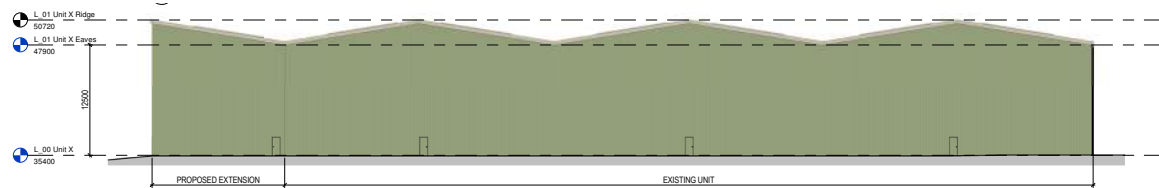
A new access into the yard space has been proposed due to the extension encroaching into the existing road sloping down from Unit C & D yard space. The new yard will require the flattening of gravel, grassed and kerbed region, with further civil engineering exercises anticipated to review existing levels and proposed retaining wall in this region.



1. Proposed North West Elevation



2. Proposed South East Elevation



3. Proposed North East Elevation



4. Proposed South West Elevation

3.4. Design & Materials

The proposed extension continues the existing unit's modern industrial language of contemporary design, a simple material palette, clean lines and crisp detailing. The elevations will be clad in vertical composite panels to match the existing units. Doors and roller shutters will be powder coated aluminium to match existing.

The extension has been designed to match the existing unit's roof pitch, eaves and ridge height. Roof lights have been added to provide natural daylight to the interior of the proposed extension.

Proposed materials (on materials sheet)

A: Vertical Corrugated Cladding. Colour: Sage Green (to match existing).

B: Composite Roof Panels. Colour: Grey (to match existing).

C: Powder Coated Roller Shutter. Colour: Anthracite (to match existing).



4.0 ACCESS

4.1. Pedestrian & Vehicular Access

The proposed extension lies to the rear of the site and will not impact on existing means of access off Bridge Road South.

No changes will be made to existing internal circulation within the site for HGV movements and safe pedestrian routes for staff. Localised amendment to service yard to accommodate the extension will be made as set out in the proposed layout and maintain HGV access.

No change to staffing levels at the site will occur and there will be no change to parking provision on site.



Primary access from Bridge Road South.

The submitted proposals are the result of a design process which has evolved following months of development work. In collaboration with other consultants, the proposal provides modern extensions to industrial warehouse space.

The layout is specifically orientated to respond to the challenging context and maximise the development opportunity of the site.

Developed with a palette of materials that matches the existing units within the site, the proposal continues the contemporary architectural style of the industrial development.

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