



Client. Brymbo Heritage Trust

Job No. 17003

Date. August 2023

Works to Machine Shop

Design and Access Statement



CONTROL SHEET

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DOCUMENT APPROVAL

Author	Checked	Approved by
LJ	JB	JB

DOCUMENT ISSUE RECORD

Issue	Date	Description of Amendment	By	Checked
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1.0 Context

1.1 Physical Context

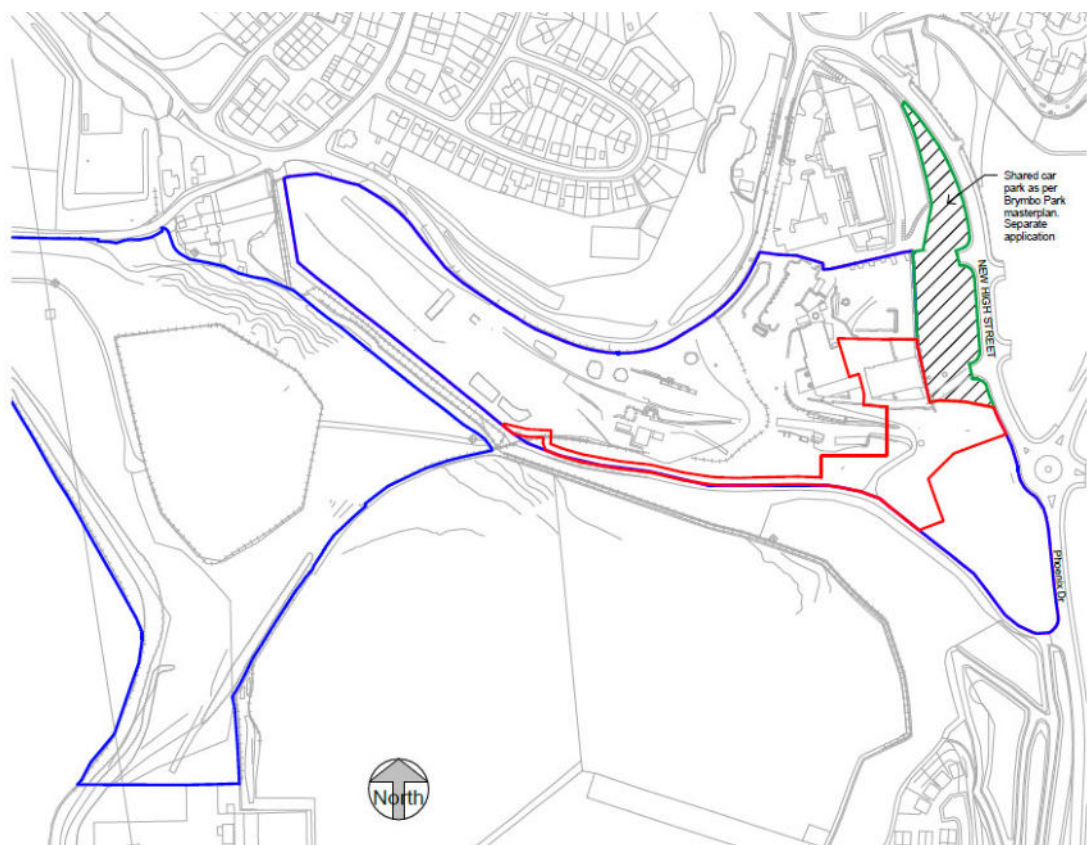


The gable end elevation faces the main road. The existing door opening will become the main visitors entrance.

- 1.1.1 The proposed development is located in the village of Brymbo, approximately 4 miles north west of Wrexham.
- 1.1.2 The site is bounded by the new road to the east, from which the site is accessed.
- 1.1.3 To the north of the site is the Enterprise Centre. To the south, there is largely undeveloped land with residential development along the new road.
- 1.1.4 The proposed works are for the Machine Shop, which is a 1920s industrial building nestled within a landscape of historic steel and iron works industrial buildings, structures and artefacts.
- 1.1.5 The Machine shop is part of a wider heritage area - The Brymbo Heritage Area contains:
 - Fossilised forest, trapped between two coal seams, c.280-320 million years old, 5% of which taken out, most remaining in situ
 - Brymbo Ironworks (1790s–1890s), including blast furnace, foundry, casting house, pattern shop and charging wall
 - Blast Colliery (1840s–1890s), including winding house, lamp room, railyard, retaining wall and pit head

- Brymbo Steelworks (1920s–1960s), including winch room and slope, rail workings, coke chute, machine shop
- Open space, including area within Ironworks ‘courtyard’, ecology area by Blast Colliery, Wonderbank spoil heap and ‘Valley Slopes’ facing Lodge.

- 1.1.6 The Heritage Area accounts for a little over a fifth of the land area that was once occupied by Brymbo Steelworks. The Steelworks closed in 1990, and were largely demolished during the decade that followed. By 2004 only the buildings that are still in existence today remained.
- 1.1.7 The existing gross internal floor area of the machine shop is 662sqm over two floor levels.
- 1.1.8 The areas under this application are as the plan below identified in the red outline, with the Machine shop and surrounding landscape areas and paths included.



Location Plan – Machine Shop

- 1.1.9 This application is to be read in conjunction with a separate heritage area application where the proposed works are for the Agent’s House, Pattern Shop, Charging Walls, Cupulas, Foundry, Blast Colliery and No 1 Furnace.

1.2 Social Context



South elevation

- 1.2.1 The proposal is to bring the Machine Shop back into sustainable use, whilst taking care to preserve its industrial past and character. It will become the visitor welcome and interpretation centre which includes a reception point and heritage exhibition. The building will also support a heritage skills learning facility and workshop, flexible events/activities space, and provide a number of rentable office/workshop spaces.
- 1.2.2 The building is split into two levels – the lower level and upper level.
- 1.2.3 The upper level is the learning space with offices above and the provision of new toilets. This is on the western end of the building. A full height partition will separate the learning and office space from the visitor space.
- 1.2.4 The visitor space may have developments in the future which are not part of this planning application. More visitor provisions may be provided such as a visitor refreshment area.

1.3 Economic Context

- 1.3.1 The Brymbo Heritage Area, which is located at the north-western edge of the Steelworks site, has always been viewed as a key component of the wider masterplan developed by land owners Brymbo Developments Ltd (BDL), having potential to attract higher value businesses and housing, and provide a stimulus for investment in high quality public realm and facilities.

- 1.3.2 The workshop will be well equipped for experiencing and learning heritage and mechanical skills. This will provide a good base for the local area to share skills.



View of the roof from path above

1.4 Policy Context

- 1.4.1 The proposal is to be considered within planning policies. WCBC is in the process of preparing a Local Development Plan1 (LDP) to replace the current adopted Unitary Development Plan (UDP). The UDP identified the BDL regeneration initiative as one of the priorities under the plan, and it is assumed that this will be taken forward into the LDP.
- 1.4.1 The draft LDP outlines twelve suggested objectives that will direct the vision for the area. Below are the objectives that relate to the proposal.

Objective 1: Meet the future needs of a growing population by providing the right type, mix, quality and amount of development and infrastructure in sustainable and accessible locations, ensuring that the role of Wrexham as a key settlement of national importance in the Wales Spatial Plan Wrexham – Deeside – Chester hub is strengthened;

Objective 3: Ensuring a supply of jobs to support an increased workforce in the County Borough and surrounding area by providing economic development opportunities to allow existing businesses to expand and grow, and to ensure that the County Borough continues to provide the right type of employment land, in the

right location to enable new businesses to locate in Wrexham and take advantage of its strategically accessible location within the wider North East Wales and North West England market region;

Objective 5: Celebrate and promote all our cultural, historical and natural heritage for tourism and economic development opportunities including realising the importance of protecting and enhancing the Outstanding Universal Value of the Pontcysyllte Aqueduct and Canal World Heritage Site and associated features as well as the surrounding landscape of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty; together with other assets of cultural, heritage and tourism value for the regeneration benefits these will bring to a socially and economically deprived area of the County Borough;

Objective 6: Promote and encourage a healthy, active and safe lifestyle that improves wellbeing through increasing accessibility to services and facilities by locating development in sustainable locations, protecting our green spaces for people and wildlife and designing safe, secure and walkable communities;

Objective 7: Protect and enhance the natural and historic environment including protected species, international, national and local areas of wildlife and biodiversity interest and landscapes and the interlinks between them including water, soil and air as well as heritage assets including conservation areas and listed buildings;

Objective 11: Ensure development meets the needs of society and industry, now and in the future, through the provision of an adequate supply of high quality minerals in sustainable locations, the protection of valuable mineral resources from non-mineral development and the reduction of conflict between mineral workings and sensitive land uses;

Objective 12: Facilitate the provision of an integrated network of waste facilities which enable waste to be managed in a sustainable way, in sustainable locations and ensure that new development is carried out in a way that minimises the production of waste and, where it is produced, maximise recycling wherever possible.

2.0 Existing Usage

- 2.1 The building is currently underused and forms the base for Brymbo Heritage Group activities. It is also used as an exhibition space and some of the fossils that have been excavated are on display. The building also acts as a general storage area.
- 2.2 Fortunately, many of the original features within the building have been retained and it is envisaged that they will be kept and form part of the future development where practical.

3.0 Design Principles



The structure is apparent internally and creates much of the character

- 3.1 The proposal is to retain and restore as much of the existing character as possible. New openings will be formed within the existing locations where possible. The external fabric will be restored but retain its industrial character and quality. Where damaged or painted and in need of repair, it will be done in keeping with the existing building. Original industrial features will be left in situ for example, internal brickwork will be exposed wherever possible. A conditions survey will be carried out to determine the extent of the features that can be retained.
- 3.2 The scope of works includes the provision of temporary cabins to support the trust's activities.

4.0 Accessibility – Vehicles and Pedestrians

- 4.1 There is an existing track/ road into the site. The road continues and leads to the existing car park at the higher ground level. Currently this is the only car parking area for the Machine Shop.



North elevation and existing car park

- 4.2 The Transport strategy document identifies the entire site can accommodate up to 142 spaces. The key parking locations as part of the Masterplan are as follows:
- Site off New High Street – 132 spaces – to have a separate Planning Application submitted.
 - Site off Duck Pond access – 10 spaces also a separate application to be submitted.
- 4.3 The proposed parking provision complies with local policy and are adequate to meet forecast parking demand. The indicative estimate meets Stori Brymbo visitor, staff and volunteer parking demand.
- 4.4 The development will also provide appropriate cycle and mobility parking.
- 4.5 Pedestrians will access the site via the existing footpaths. Upon entering the site, they will cross the road leading to the car park and arrive at a newly created “Robertson Square”, the landscaped area outside the Machine Shop visitors main entrance. This forms an external space for events/ activities and creates the setting and views of the machine shop.



South elevation

5.0 Accessibility – Movements to, from and within the Proposed Building

- 5.1 The approach to the building will offer clear and level access from the existing private service road leading to the site.
- 5.2 Sufficient clear widths will be provided to door openings to meet current Building Regulations.
- 5.3 Where possible the property will have a level external perimeter to facilitate maintenance access and emergency escape.
- 5.4 Level door thresholds will be incorporated throughout.
- 5.5 A lift is proposed to provide access between floors.

6.0 Proposed Character

- 6.1 The design principle is to maintain the character and quality of the original building.
- 6.2 The existing roof is in poor condition and needs significant works and replacement. The new roof will be in keeping of the sinusoidal profile and original colour of the existing industrial corrugated metal sheet roofing.
- 6.3 The louvres in the roof lantern are not adequate. These will be removed and replaced with glazing to help thermally insulate the space.

- 6.4 The conditions survey will pick up on damaged external walls. These areas will be repaired to match existing. Vegetation growing out of the walls will be removed.
- 6.5 Where there are new doors, the scale of the structural openings and glazed panels/doors will match the existing proportions.
- 6.6 Overall externally, there will be very little visual impact. The changes will be functional and minimal so that the building can be fit for public use.
- 6.7 Externally, there will be a parking area to the front of the site. There will be some planting to screen the car park from the main road.



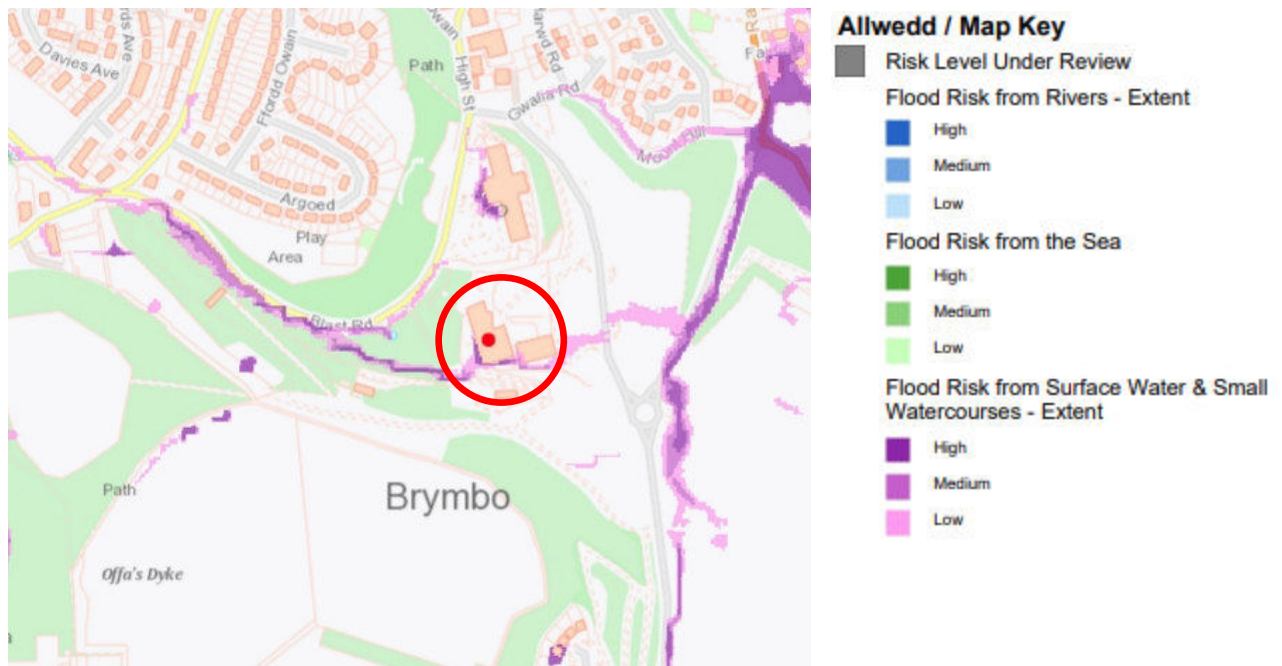
Industrial features will be retained

7.0 Community Safety

- 7.1 During the design process design measures such as layout, appearance and landscaping have been carefully assessed to help to prevent crime. The following safety measures have been considered;
 - Security through natural surveillance
 - Sense of ownership through clearly defined boundaries.
 - External environment designed to avoid the inadvertent creation of opportunities for crime.
- 7.2 The site has been subject to petty vandalism and it is proposed this will be addressed where practical.

8.0 Environmental Sustainability

- 8.1 The development will be constructed to fulfil current Building Regulations standards where applicable.
- 8.2 It has been established via Natural Resources Wales flood risk map that the site does not lie in a flood zone from rivers and the sea and has a very low risk of flooding.



Flood map via Natural Resources Wales

9.0 Land Use

- 9.1 The proposal is for restorative works to the existing machine shop with a mixed land use including B1 Business, B2 General Industrial and D1 (Revoked use class) non-residential institutions.

10.0 Noise Pollution

- 10.1 Some noise may be generated during construction works but once complete it is anticipated that the proposed development will not create any greater noise levels than the existing noise within the area. The premise currently has a licence for entertainment events including live music and theatre, and noise levels from these periodic events are subject to the conditions of that licence.

11.0 Air Quality

- 11.1 There may be a limited amount of dust resulting from the construction works.