

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement

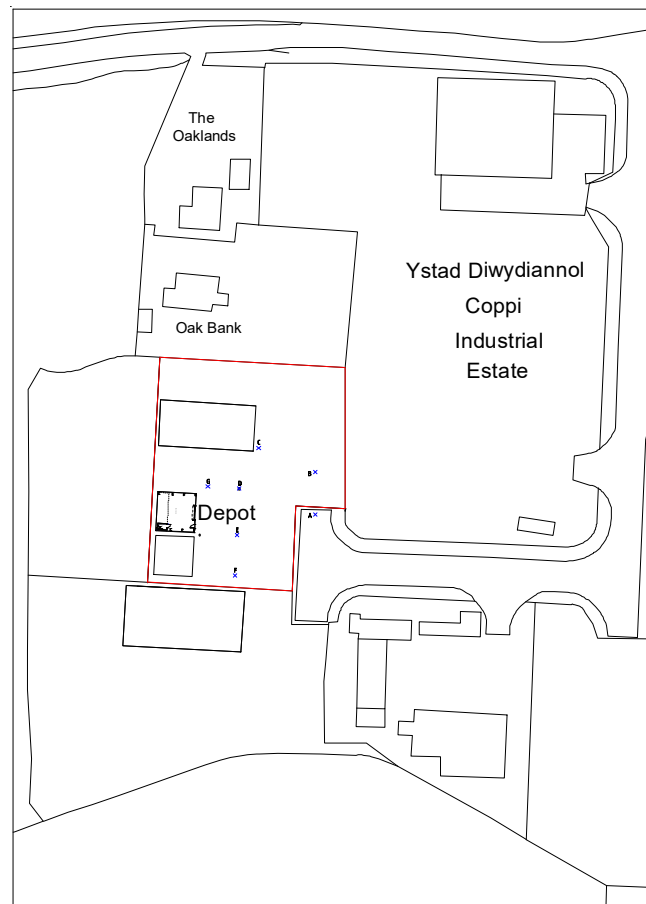


Statement required for:

Construction of Portal frame building to land at E Jones Coaches, Unit 6, Coppi Industrial Estate, Rhosllanerchrugog, Wrexham, LL14 1TG.

1. Brief:

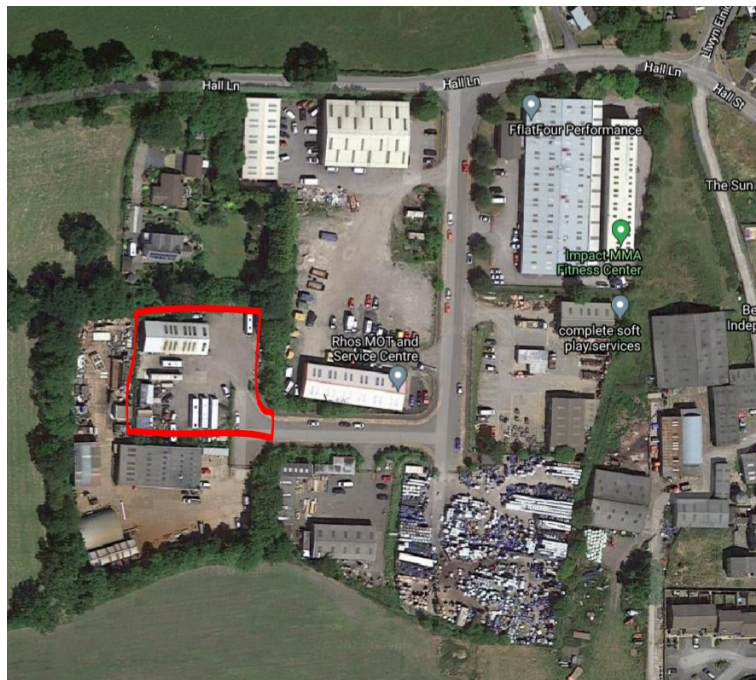
- 1.1 We have been approached by our client to obtain planning permission for a new Industrial development for E Jones and Sons Coaches located within Coppi Industrial Estate, Rhosllanerchrugog.
- 1.2 E Jones and Sons Coaches first started in 1968 with the use of minibuses for school contracts and private hire work. Their business evolved over the years to the use of large vehicles for coach hire. Our client needs further space for their expanding business within Wrexham. The client requires a Workshop to enable works to be done on the smaller buses used.
- 1.3 Our first task was to conduct a site survey, ensuring the site was feasible to develop in terms of site width and depth.
- 1.4 As can be seen on the site plan produced to support the application the site is located between existing Industrial developments.
- 1.5 The addition of the proposed workshop will enable E Jones and Sons to improve its service, having more vehicles readily available and suitable for use. Therefore, this document aims to provide justification for the local authority to support our proposal.



1. Proposed Site Plan

2. Access, including movement to and from the site:

- 2.1** Access to site is provided off Hall Lane, Rhos which enters the Industrial Estate. E Jones and Sons is located to the rear of the Estate and opposite Rhos MOT and Service Centre. The village speed limit has recently been changed to 20mph, Hall Lane is included in this speed limit.
- 2.2** The surrounding buildings are mostly commercial and industrial. There are a number of various companies that surround the site ranging from Belzona Technosol, Low Energy Designs, A LUX and Rhos MOT and Service Centre.
- 2.3** From Hall Lane and Hall Street nearby villages of Ponciau and Penycae are easily accessible by foot or by car. There is a regular bus service which terminates in Wrexham and Penycae, this service is ideal for people traveling in-between villages of Johnstown, Ponciau and Rhostyllen etc. The A483, which is the main carriageway linking Wrexham to Chester and to Oswestry, is easily accessible.
- 2.4** The A483 provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North Wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site.



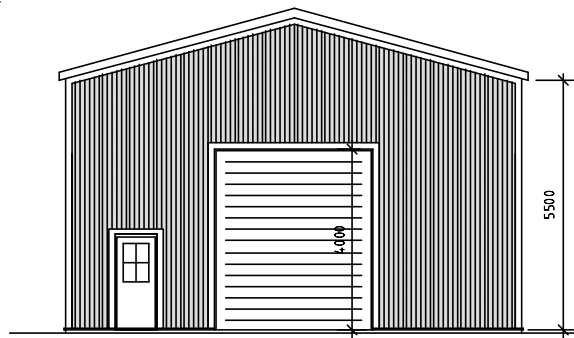
2. Access to Site

3. Character

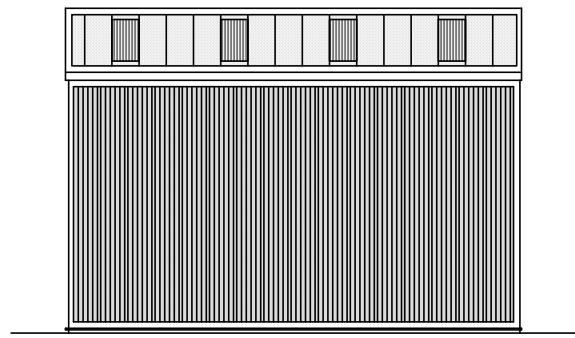
- 3.1** Rhosllanerchrugog is a village located approximately 4 miles from the Town of Wrexham and 13 miles from Oswestry and is located within the County Borough of Wrexham.
- 3.2** The village is historically part of the old coal mining community. The village has been subject to a number of developments which have occurred over a number of decades.
- 3.3** There are a number of industrial buildings on Coppi Industrial Estate all differing in colour, mass and appearance to the street scene. This adds to the character of the area providing a differentiation to each site on the estate.
- 3.4** Other machinery & storage facilities are attached to existing buildings on the estate, which form part of the manufacturing process specific to each business.
- 3.5** Large areas of hard standing is provided to each individual site, providing employee parking facilities, and access roads for haulage vehicles to the access point to unload and load goods for transportation.

4. Appearance/Design Principles & Concepts

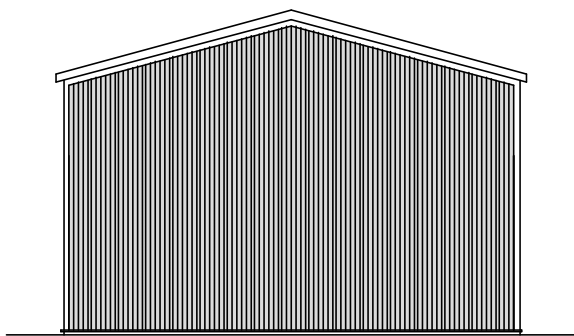
- 4.1** The proposed building is to consist of materials similar to the existing structures on the site. The external walls and roof coverings are to be steel cladding.
- 4.2** The building is to be no larger than 100 square meters to ensure SuDS are not applicable. Surface water from the build is to be dealt with by means of soakaways.
- 4.3** The unit is large enough to store all appropriate vehicles and materials while ensuring safe working conditions. The building is to include a WC for the use of employees.
- 4.4** The new unit will be a grid system, using steel sourced from environmentally sympathetic manufacturers. It will be bolted and welded using appropriate plates on structurally sound concrete foundations as designed by suitable engineers.
- 4.5** Entrances into and out of the building will be provided to the front of the building. A roller shutter door and personnel door is provided to the front of the building. Both doors are to access the Workshop.
- 4.6** Height to eaves of the structure is to be approximately 5m as illustrated on our drawings, this is to provide ample headroom within the building to ensure vehicles that require maintaining can be done adequately.



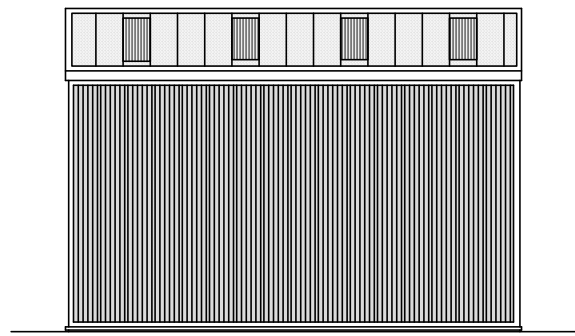
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

3. Proposed Elevations

5. Community Safety

- 5.1 According to information available to the general public there has been 43 crimes reported in the vicinity for the month of October 2023. This information has been obtained from the Police website (www.Police.uk)
- 5.2 There is very little reason to suggest why the introduction of a new Industrial Unit would see an increase in these crime figures.
- 5.3 The additional Industrial unit within the Industrial Estate will vastly improve natural surveillance in the area.

6. Environmental Sustainability

- 6.1 The intention of the proposal is to provide E Jones and Sons Coached with a building to allow store and maintain vehicles, which will increase productivity of the business. The new building will only improve the site.
- 6.2 As previously stated, the proposed development is located within an Industrial Estate meaning it is situated within the most suitable location for this type of development.

6.3 In accordance with TAN 12 Chapter 4, it has been decided the site's streetscape will not be ruined by the addition of another unit. The new proposed unit will fit into its surroundings as the building is within an Industrial Estate.

6.4 Rainwater run-off will be linked to new soakaways, all positioned a minimum 5m away from all buildings and the nearby highway.

7. Conclusion

7.1 E Jones and Sons Coaches is an expanding business within Wrexham. The proposal of a larger storage unit on site will increase productivity and income in a difficult economic climate.

7.2 By allowing our client to construct the proposed unit, the local authority will be positively contributing to safeguarding jobs in the area.

7.3 This planning application should be looked favourably upon as we feel there is no justifiable reason for refusal.

Document Prepared by:

Dafydd John Edwards ACIOB

Senior Architectural Technician

on behalf of Blueprint Architectural Services Ltd