

Design & Access Statement.

02/10/2023.

Proposed Change of Use for Thorncliffe Building Supplies Ltd.

1. Overview.

Thorncliffe Building Supplies Ltd is a well established Builders' Merchants supplying building materials for the building trade and the general public.

This application seeks to expand Thorncliffe Building Supplies business to the Wrexham area with the utilisation of an existing empty building suitable for storing/displaying materials that are to be sold to the building trade and general public.

2. Setting.

The site is a vacant site at the corner of an industrial zone along Queensway on the Queensway Industrial Estate.

3. Access & Movement.

The location of the site enables safe accessible movement of people and promotes movement by all modes of transport. An in and out arrangement is proposed for customer and staff vehicular movements. Deliveries will be made in and out via the main access leading directly to the main yard to the south of the site.

4. Character & Special Features.

There are no special features associated with this application.

5. Social & Economic Context.

The proposals will make a contribution to the area with creation of jobs and the utilisation of a vacant site.

6. Use.

Builders Merchant.

7. Scale.

The scale of the proposals are in keeping with the surrounding area.

8. Layout.

The existing building layout is to be retained. The major element of the existing building comprises a large open space which is ideally suited for the storage, display and selling of building materials.

9. Landscaping.

The existing landscaping will be retained.

10. Community Safety.

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There will be no negative issues arising out of the proposed development which would impact on community safety.

11 Planning Policies.

It is hoped that the Planning Authority will be able to support the proposed change of use.

12 Design.

There are minimal changes proposed either to the interior or exterior of the building including the external landscaping. The existing roller shutter door to the west will be used as the public entrance and a new glazed entrance screen will be formed behind this roller shutter door. Additional car parking provision to the north of the site is proposed as indicated on the accompanying drawings.

13 Conclusion.

Thorncliffe Building Supplies Ltd currently operates several successful Builders Merchant sites and part of the success of these operations is related to the location where they are sited. Thorncliffe has identified this site to be located in an ideal position for a Builders Merchants and looks forward to the Local Authority supporting this endeavour.