

Design and Access Statement in connection with application for the construction of an additional unit to the former Rhone's Joinery Works, Mold Road, Gwersyllt LL11 4AQ

Introduction

Eden Construction (NW) Ltd acquired this property in early 2023 it having operated as a joinery workshop for approximately 40 years. The building was vacant when purchased.

It is assumed that the building enjoys a B1(c) Light industrial use.

Brief Description

The site sits to the east of the former Retail Furniture Warehouse on Mold Road and at a lower level. The surrounding ground is laid to hardcore as an extension of the access road.

The property is a portal framed unit comprising 10 equal bays and measures approximately 46M long x 16.5M wide. It is clad on three sides with profiled steel sheeting in a light grey with contrasting trim and the remaining side (south west) of the building is finished in concrete blockwork.

The roof is clad with profiled sheeting in a green colour though this has faded somewhat over the years. There are rooflights to the South West and North East elevations. located centrally in each of the 10 bays.

The property has the benefit of mains water, electricity and drainage.

The current owners have sub divided the unit into two units Unit one now being a fitness centre, unit two is being readied for future tenants and this proposal will if approved will provide a further unit for lease.

Access

Access arrangements are via the existing entrance and there is ample room for parking and turning of vehicles.

Environmental sustainability

The construction proposed uses profiled steel "sandwich" sheeting to provide well insulated walls and rooves thus reducing the requirement for heating.

Character

The overall character of the proposed extension will fit in with the type of development seen on the site (former Retail Warehouse Furniture) and generally with the neighbouring industrial type building. The extension will not be out of character for the area.

Community Safety

There will be no adverse effect upon community safety. The proposed uses will not produce any noise or dust pollution as once did the joinery workshop.

Movement to, from and within the development

There is ample room on the site for delivery vehicles, operative car parking and turning.

Access is good for all emergency services should there be a need.

Planning Policies

There will be no change in the use of the site. Therefore, it is assumed that existing policies are satisfied.

Photographs : to give general idea of the property



Part North East elevation as existing



South East elevation as existing and proposed.

I trust this application will receive a favourable decision.

Alun Jones

October 2023