

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 prepared for:

Statement required for:

Altered access point to site with proposed change of use of yard space and workshop building to create caravan store facility at Buck Road, Commonwood.

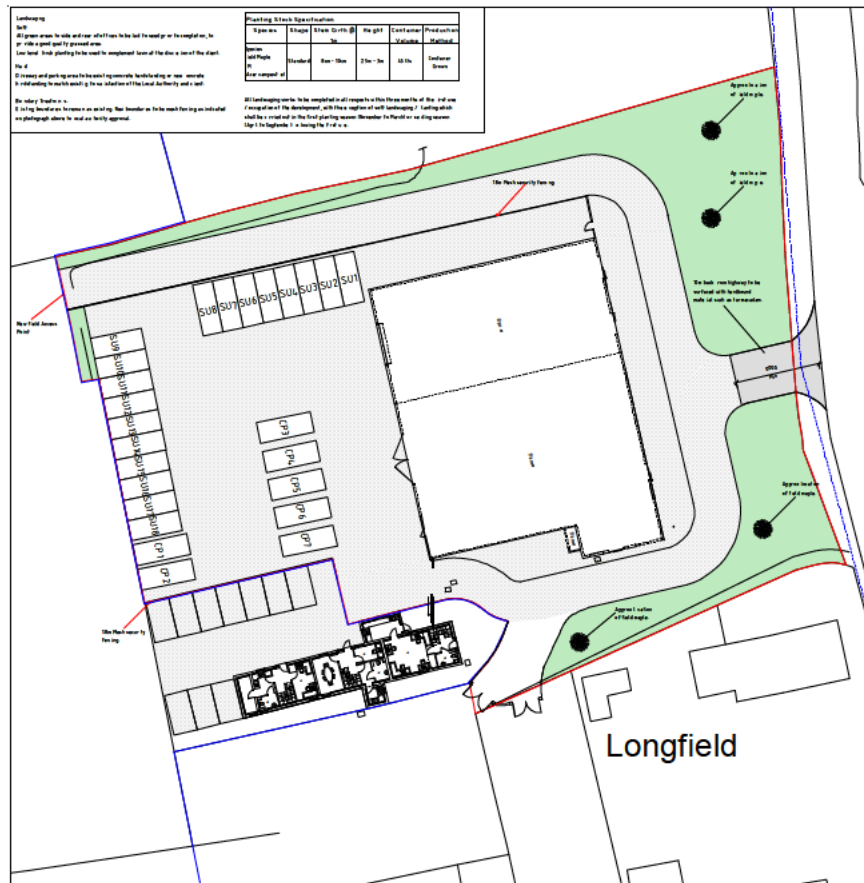
1. Brief:

- 1.1** We have been approached by our client to prepare a planning application for the change of use of yard space and former workshop to create storage facility and formation of new access point into site.
- 1.2** Following an initial site visit it was found the existing yard space had been untouched for some time and is of an adequate size to incorporate the change of use to a storage facility unit.
- 1.3** Our client is keen to make use of the site, a storage facility seems to be the most sensible proposed use which will have limited impact on the vicinity.

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

- 2.1** The site is currently located on its own grounds off Buck Road. The yard and workshop/shed is currently accessed by means of a shared access point with a disused barn and residential dwelling.
- 2.2** As part of the proposal put forward we are aiming to improve the current visibility splays significantly to the south, splays are currently documented at just 2.4m x 16m. By altering the access point off the highway as documented within the supporting plans the southern splay will be increased to 69m which is a 330% improvement.
- 2.3** The altered access point will be surfaced with hardbound material such as tarmacadam for a minimum distance of 10m from edge of highway into the application site as noted on the Planning Site Plan.
- 2.4** Due to the sites location opposite Bowland Tractors there are many commercial vehicles using Buck Road to gain access to Bowland Tractors these would of course include tractors and HGV's which are capable of transporting Tractors to their final destination.
- 2.5** Located in Commonwood, the site is in an excellent location to access the wider road networks such as the A534 Wrexham Road which is accessible from Shepherds Lane which provides an excellent link to the A5156 and A483.
- 2.6** The A483 provides a direct link to the City of Chester, and in the opposite direction Oswestry and Shrewsbury are located within 1 hr of the application site.
- 2.7** Wrexham City centre is located only 4.5mile away from the location of the proposed offices, many local conveniences can be found in the City such as supermarkets, eateries and leisure facilities.
- 2.8** Within the City centre the General and Central Stations can be found. Direct trains to Cardiff, Chester and Liverpool are available.
- 2.9** Parking within the site boundaries will be possible and provided with sufficient turning areas to allow all visitors of the site to manoeuvre their vehicles to enable them to vacate the site in a forward motion.

- 2.10** The storage facility will be accessed by a new access point and secure gates at the head of the facility.



1. Proposed Site

3. Character:

- 3.1** The existing character of the area is mixed industrial and commercial with some residential properties in the vicinity.
- 3.2** A self storage/caravan store facility will provide an excellent use of land. Using the resource and hard standing ensuring the area becomes kept and maintained.
- 3.3** The existing building is typical of an agricultural/commercial workshop and is in need of some updating/repair.
- 3.4** The site currently looks uninviting and tired with a requirement to look to improve the building and bring the site back into a sustainable use.

4. Appearance:

- 4.1** The appearance of the new vehicular access will improve the sites frontage. The existing access will be closed up using native species hedgerow set back to ensure new proposed splays aren't effected.
- 4.2** To secure the storage facility boundaries as documented on the supporting site plan will be finished with security mesh fencing, with appropriately located security gates.
- 4.3** Workmanship is to be carried out to a high standard to ensure alterations are in keeping with the surroundings.
- 4.4** Due to the proposed storage building's position it will screen the facility well with no detrimental affect to the street scene. Opposite the application site Bowland Tractors is present which is a site well screened from the highway with vegetation such as hedgerows and trees.

5. Community Safety

- 5.1** There is no reason to believe the change of use to a storage facility will affect the community safety in any way.
- 5.2** According to information available to the general public there has been 30 crimes reported in the vicinity for the month of December 2023. This information has been obtained from the Police website (www.Police.uk)
- 5.3** There is very little reason to suggest why the new vehicular access would see an increase in these crime figures.
- 5.4** With the addition of a storage facility it would see an increase to the natural surveillance of the site.

6. Environmental Sustainability

- 6.1** It is thought the addition of the storage facility unit will not affect the environmental sustainability of the immediate locality.
- 6.2** This development can be considered as sustainable as the new materials that are to be used will be locally sourced as far as reasonably possible. Therefore, no long distance transportation is required

7. Conclusion:

- 7.1** Bringing the site into use, utilizing the space and hardstanding will be sustainable to the area, rather than looking to construct a new building with additional hardstanding in the vicinity. Changing the use of the site will be beneficial to our client, the authority and the local community assisting with increasing the natural surveillance of the area.

- 7.2** By allowing this proposal to take place it would improve the existing access for a residential property that has limited visibility to the south. As documented within Section 2 of this document a vast improvement to the splay can be achieved by re-positioning the access point.
- 7.3** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

*Document Prepared by:
Dafydd Edwards ACIOB
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd*