

THREE LIGHT INDUSTRIAL UNITS AT RHOSDDU
INDUSTRIAL ESTATE, RHOSBIN, GWERSYLLT, WREXHAM
LL11 4YL

DESIGN AND ACCESS STATEMENT

The existing 4040 square metre site has direct vehicle access from the industrial site adopted road and comprises of a 920 square metre light industrial unit with concrete hardstanding to the front to accommodate parking for around 20 staff cars. The owners of the site, LVW Group Ltd wish to develop the under used site by forming three light industrial units, each over 200 square metres with supporting parking, cycle and waste collection facilities. In addition to the development, an existing below ground 25,000 litre fuel storage tank is to be purged, removed from site with the area being backfilled and a new parking area for the existing unit formed over.

It was decided to form the three light industrial units into a single block to maximise site circulation space for vehicle deliveries and parking to the new and existing onsite unit. The external finishes were selected to reflect contemporary brick and cladding of the neighbouring units. Namely the Volkswagen steel profile clad building next to the site and the light brown/yellow brick SG Estates offices opposite. The three units have a standing seam mono-pitch roof to form a single rainwater gutter on the rear of the building to simply discharge into the existing surface water system. Internally, the units are double height with accommodation comprising of a small enclosed kitchenette and a fully compliant accessible WC with a fitted Doc M pack. Service access will be via 4x4m insulated roller shutter doors with vision panels.

Externally, the existing concrete apron is to be broken out and the below ground 25,000 litre fuel storage tank, at the front of the site is to be dismantled and removed. National standards relating to car parking ratios per square metre of light industrial floor space have been considered. The recognised minimum is 2 parking spaces per 1000 square feet (93 square metres), one cycle space per 75 square metres and 5% of total to be for Accessible parking. Our new units have each been provided with 6No. parking spaces and 4No. cycle rack spaces. The 20 space parking area for the existing LVW unit onsite has been relocated to the front of the site. Screened bin spaces have been allocated to each of the new units, sized to accommodate 1,100 litre commercial Euro bins.

Access:-

Access to the front entrance doors, roller shutter doors and rear fire escape doors will be via a 1/12 ramp with level areas in front of the thresholds. As noted previously, the new units all include accessible WC's with 925mm wide outward opening doors. The National standard, for accessible parking, has been provided with one space for each new unit and two additional for the existing LVW Unit.

Azzurri Architects