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Planning Statement



Statement prepared for

Wrexham Building & Joinery Ltd,

Rivulet Road,
Wrexham,
LL13 8DY

Proposed alterations to existing builders offices and yard to create separate offices and storage units.

Contents

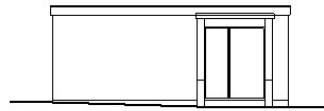
1.0	Brief.....	<i>Page 3 of 6</i>
2.0	Existing building use.....	<i>Page 3 of 6</i>
3.0	Proposed building use.....	<i>Page 5 of 6</i>
4.0	Conclusion.....	<i>Page 6 of 6</i>

1.0 Brief

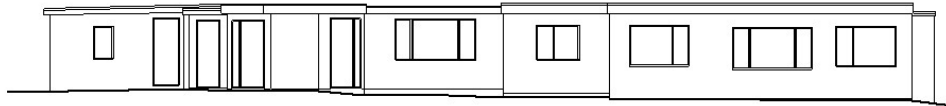
- 1.1** We have been approached by our client to obtain planning permission for the proposed alterations at Rivulet Road.
- 1.2** Firstly, Blueprints team conducted a site survey to obtain dimensions relating to the existing site. This then provided an excellent basis for the design brief to be developed.
- 1.3** The intention of this document is to outline the benefits the proposed alterations will provide to the client and the site in general.

2.0 Existing building use

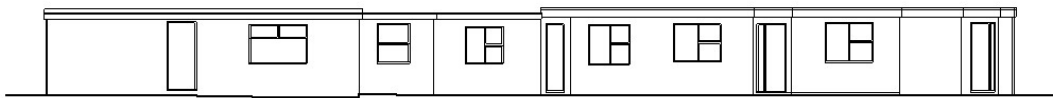
- 2.1** The existing office structures comprise one large office space with multiple compartments which are all linked. The existing company occupying the site are aiming to reduce their office site, allowing their business costs to be reduced.
- 2.2** The existing workshop structures are used in conjunction with the existing offices, however this space is also too large for the company and the majority of the space within the structures are left underutilised.
- 2.3** The outbuildings attached the workshop have been left unmaintained for a number of years, during the design stage the client decided it would be beneficial for these buildings to be demolished as they are in poor condition, and it would allow further space for parking.
- 2.4** The existing offices comprise render and brickwork walls with a flat roof structure which expands over the entirety of the buildings, at varied levels. The existing workshop comprises steel fabricated walls with external corrugated steel sheeting and blockwork. The existing outbuildings attached to the workshop comprise blockwork and rendered walls with flat roof construction.



Front Elevation 1:100

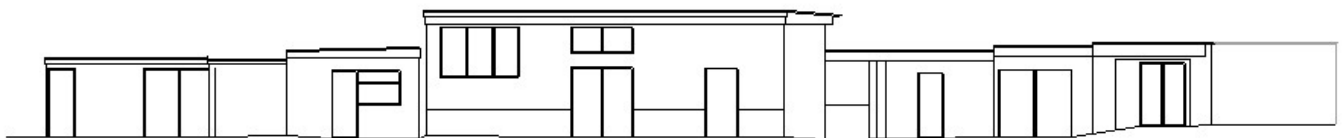


Side Elevation 1:100

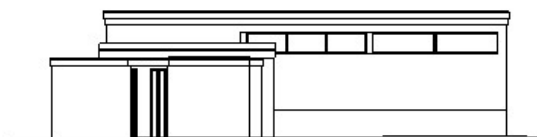


Rear Elevation 1:100

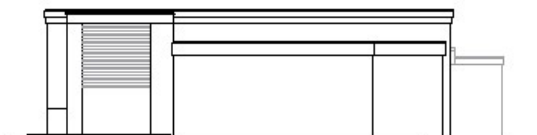
1. Existing Elevations Offices



Front Elevation 1:100



Side Elevation 1:100

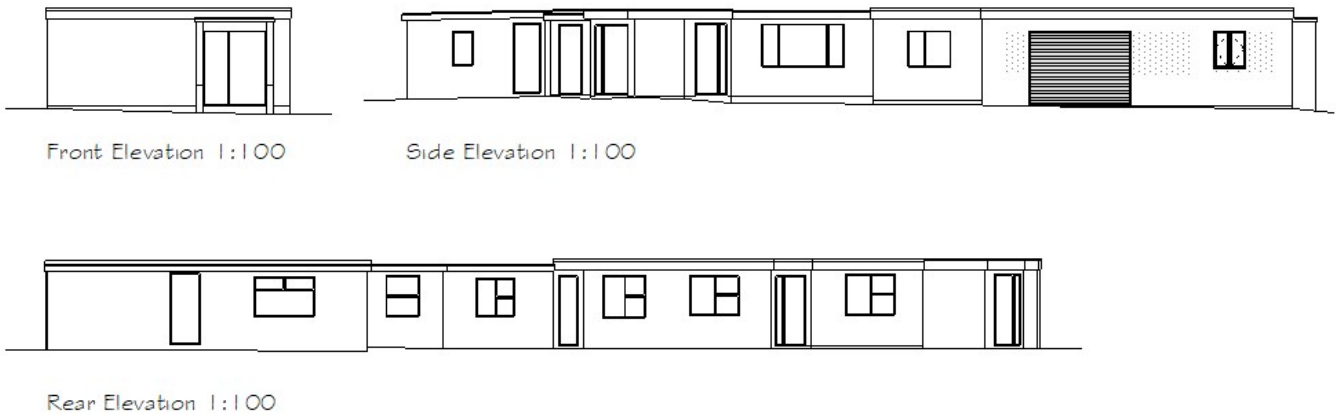


Side Elevation 1:100

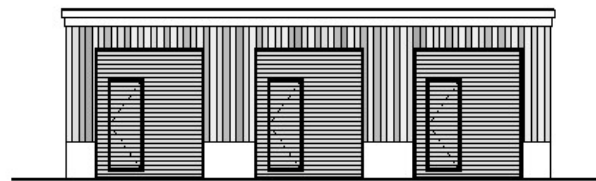
2. Existing Elevations Workshop

3.0 Proposed building use

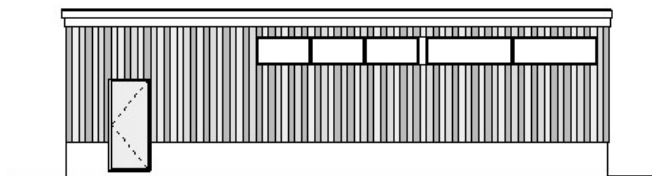
- 3.1** The proposed alterations to the offices will create a more manageable space that will appeal and cater to business requirements.
- 3.2** External alterations to the offices include the removal of windows and the installation of a new window and garage door.
- 3.3** The proposed alterations to the workshop units include demolishing the existing outbuildings and dividing the existing workshop into three units to allow for separate storage units within the existing structure.
- 3.4** External alterations include the addition of cladding to improve the appearance of the existing structure with the installation of new industrial overhead doors and single doors to allow side entrances into the structure.
- 3.5** As indicated on drawing Ref:N041/009 we have allowed for 12 parking spaces at the site as per LPG16.



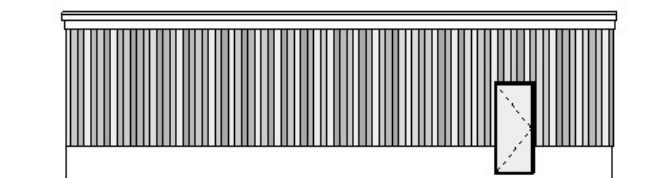
3. Proposed Elevations Offices



Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100

4.

Proposed Elevations Workshop

4.0 Conclusion

- 4.1** Alterations to the existing offices and workshop will allow for the separation of units on the application site, creating a more manageable and appealing space which is a recognised need within the area.
- 4.2** Supporting this application would assist in helping the clients/tenants' business thrive and develop as they can provide an income from the existing buildings.
- 4.3** We feel this application should be looked favourably upon and granted permission as we feel there is no justifiable reasons for refusal.
- 4.4** A net reduction in the floor space will reduce phosphates generated from the site.

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