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Design and Access Statement



Statement prepared for:

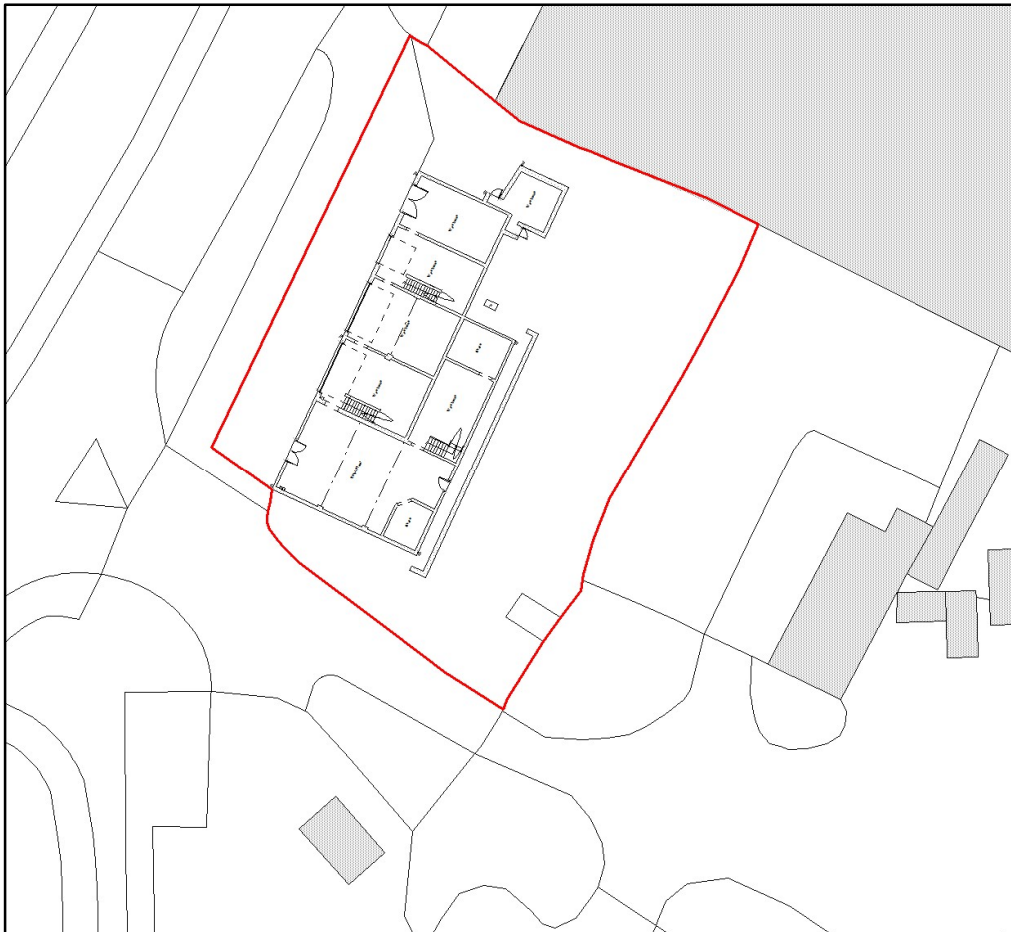
Mr. Paul Johnson
Goldilocks Cottage,
26 Henblas Street,
Wrexham, LL13 8AD.

Statement required for:

Proposed change of use to Store 2, Bridge Road South, Wrexham Industrial Estate, LL13 9PS.

1. Brief:

- 1.1** We have been approached by our client to seek the planning permission required for the proposed change of use from Warehouse to Retail at Store 2, Bridge Street, Wrexham Industrial Estate.
- 1.2** The proposal put forward is in line with the current use of the site and is aimed at supporting the local economy and the client's business.
- 1.3** It is the client's intention to sell and provide beds and mattresses from Store 2 to customers. The client has been using the existing building to store mattresses and believes it would be beneficial for his business to change the use of the building.



1.
Existing Site Plan

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

- 2.1** There is a current vehicular access point off Bridge Road South serving the site. This is to remain unaltered as part of the development put forward. The current access has been in place for a number of years and served the site on its current use.
- 2.2** The existing building and its use is categorised as B8 Storage, we are proposing to change it to A1 Retail. All other aspects of the site are to remain unaltered as part of the proposal submitted.



2. Proposed Site Plan

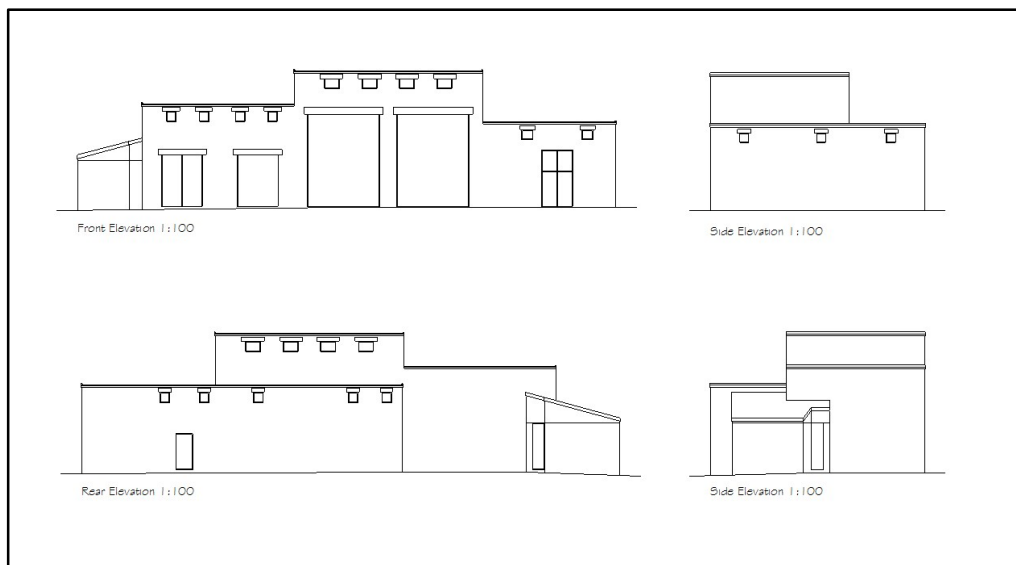
- 2.3** The site address is Bridge Road South which is located within Wrexham Industrial Estate. The Industrial Estate is situated approximately 2.5 miles from Wrexham town centre. Cefn Road can be accessed off the roundabout adjacent to the site, from here Wrexham town centre can be accessed directly.
- 2.4** Wrexham Industrial Estate is connected to the road network by the A483 which provides a link to major roads of the country such as M53, M56, M6 and M1.

2.5 There are multiple parking spaces available to the frontage and rear of the site.

3. Character:

3.1 Wrexham is a large town with an ever-growing population. Wrexham has undergone a huge redevelopment in recent years with the addition of Eagles Meadow Shopping centre. The Industrial Estate is one of the largest in Europe and is home to a variety of structures.

3.2 The character of the building is to remain unaltered.



5. Elevations

3.2 Wrexham Industrial Estate covers more than 550 hectares and is home to over 340 businesses such as automotive, aerospace, food, pharmaceuticals, retail and engineering sectors. There are also multiple new developments within Wrexham Industrial Estate, some of which are vacant. Our proposal ensures that an existing building is made use of.

4. Appearance/Design Principles & Concepts.

4.1 The internal and external layout of the building will remain as existing. The appearance of the building will remain unaltered.

4.2 The construction of the existing building comprises flat roof and brickwork with small first floor windows and large industrial doors.

4.3 The main building is a large two-story unit with small single-story extensions to the side for storage purposes.

5. Community Safety

- 5.1** According to information available to the general public there has been 26 crimes reported in Wrexham Industrial Estate for the month of December 2021. The crimes reported vary from Violence and public order to anti-social behavior. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the change of use to the area would see an increase in these crime figures.
- 5.3** The proposed development would deter vandalism as it would be open daily. The site is likely to be occupied on a regular basis compared to the existing use of the site meaning natural surveillance will be increased.

6. Environmental Sustainability

- 6.1** There will be no change to the existing building meaning the change of use will have no impact on the environmental sustainability of the building.

7. Local and National Policies.

- 7.1** The proposed development is compliant with policies PS3 & PS4 of the Wrexham UDP.
- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

8. Conclusion:

- 8.1** Supporting this application would assist in helping the clients existing business to thrive and develop as they can provide and income from the existing building.
- 8.2** There are also multiple new developments within Wrexham Industrial Estate, some of which are vacant. Our proposal ensures that an existing building is made use of, preventing further buildings on the industrial estate being unused.
- 8.3** We believe The Local Authority should support this application as we see no justifiable reasons to refuse the application which is to be sited on land currently deemed as commercial.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*