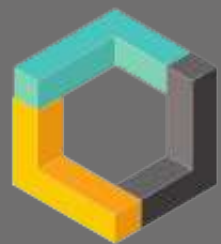


Wrexham Site 5

Design & Access Statement

Rev A July 2022



FI REAL ESTATE
MANAGEMENT

MC
AU Modern City
Architecture & Urbanism

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1.01 Project & Brief

The scheme sits on a regeneration site within an existing industrial area. The land is deliverable and the proposals for this development sit logically within the context of the proper and comprehensive planning of the wider area.

Purpose of this Document

This document has been prepared by MCAU (Modern City Architecture & Urbanism Ltd) and will present and explain how the design has developed in response to the site’s relationship with its urban, historic and wider context.

The planning statement which accompanies this planning application concludes that the development conforms with the relevant planning policies and that there are no material considerations which indicate that planning permission should not be granted.

Document Structure

This document is structured to:

- present the design team’s understanding of the site’s context including planning and historical context (Section 2.0)
- demonstrate how a design concept and the scale of development has evolved to respond to the site location and context (Section 3.0)
- propose a design solution that is a coherent and sympathetic extension of the existing urban grain with an architectural expression that brings forward a quality development worthy of the site’s location and industrial needs of the location (Section 4.0)

Supporting Documents

This document should be read in conjunction with the submitted planning drawings and other supporting documents submitted as part of this formal application.

The Project Brief

The applicants brief is to bring forward a high quality industrial development to the site which when completed will deliver:

- 152,287sqft industrial / commercial space

The development shall be supported with;

- landscaped external works
- Inclusive pedestrian access

The scheme shall be of a sufficient and appropriate scale and design that ensures viability and fulfils the objectives of continuing the regeneration of the area, by enhancing design aspirations whilst balancing planning policy requirements.

1.02 FI Real Estate Management

Who we are

FI Real Estate Management has been established for 37 years, providing workspace, asset and property management and creating development opportunities for its diverse investment portfolio, which includes industrial, office, retail and residential. Its single guiding principle is that every interaction and every challenge is an opportunity to create value.

FI property development was established to focus on creating places of quality and distinction, with an approach defined by a commitment to excellence.

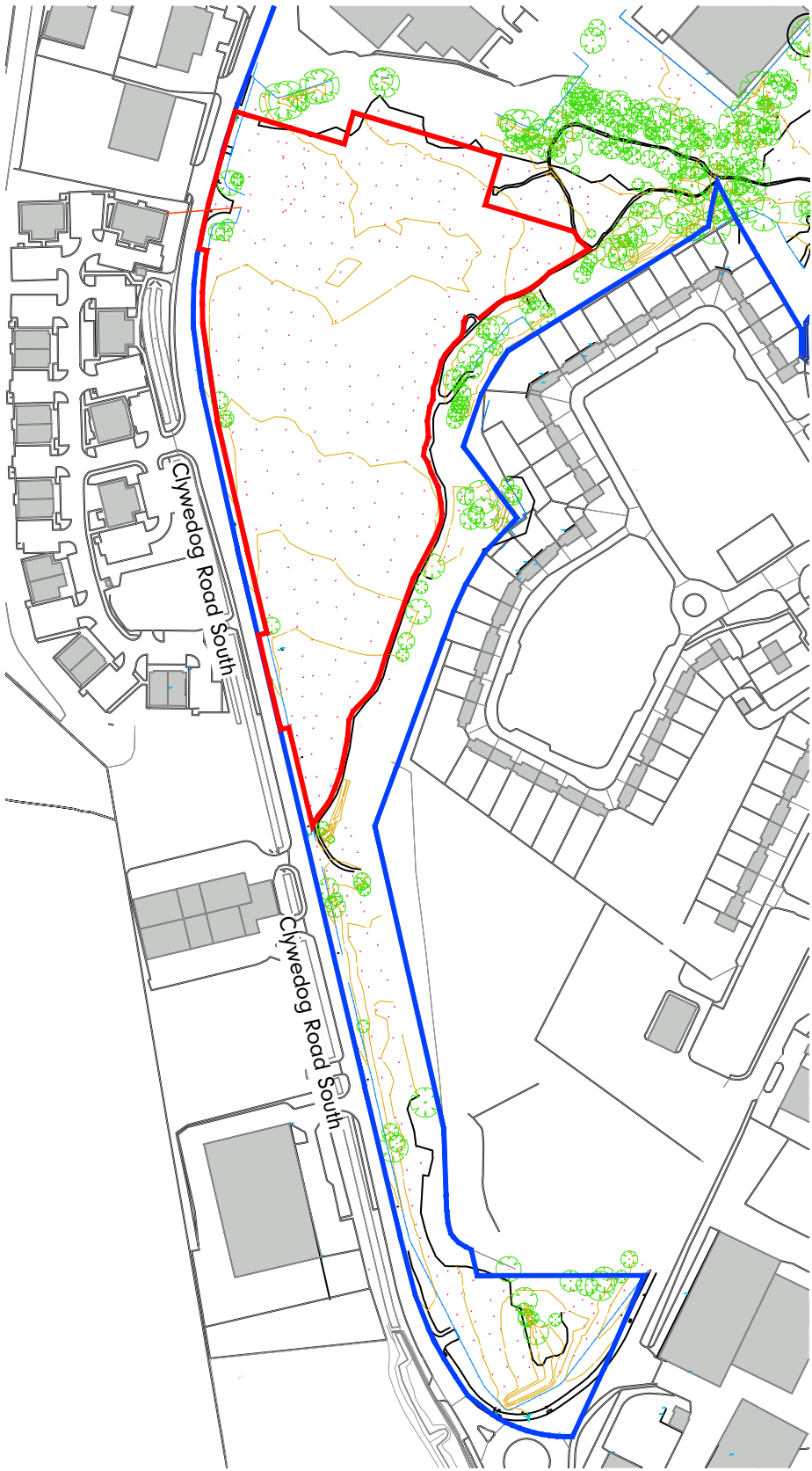
Its team specialises in large scale mixed use developments, using their planning experience to bring together a strong supply chain of consultants and contractors to deliver projects of every type and size. As a responsible developer, FI works closely with its partners, communities and authorities to ensure a cohesive approach is taken to all of its projects. FI Real Estate Management (FIREM), has underpinned its commitment to Wrexham's economy with the acquisition of an additional 47 acres of land at Wrexham Industrial Estate. FIREM's presence in Wrexham forms part of a growing pipeline of new build projects across the UK, totalling 4m sq ft over the next four years. The company's whole asset portfolio is now in excess of 14m sq ft. They are looking at an additional 1.5m sq ft over the next 3 years totalling in excess of £75m of investment.



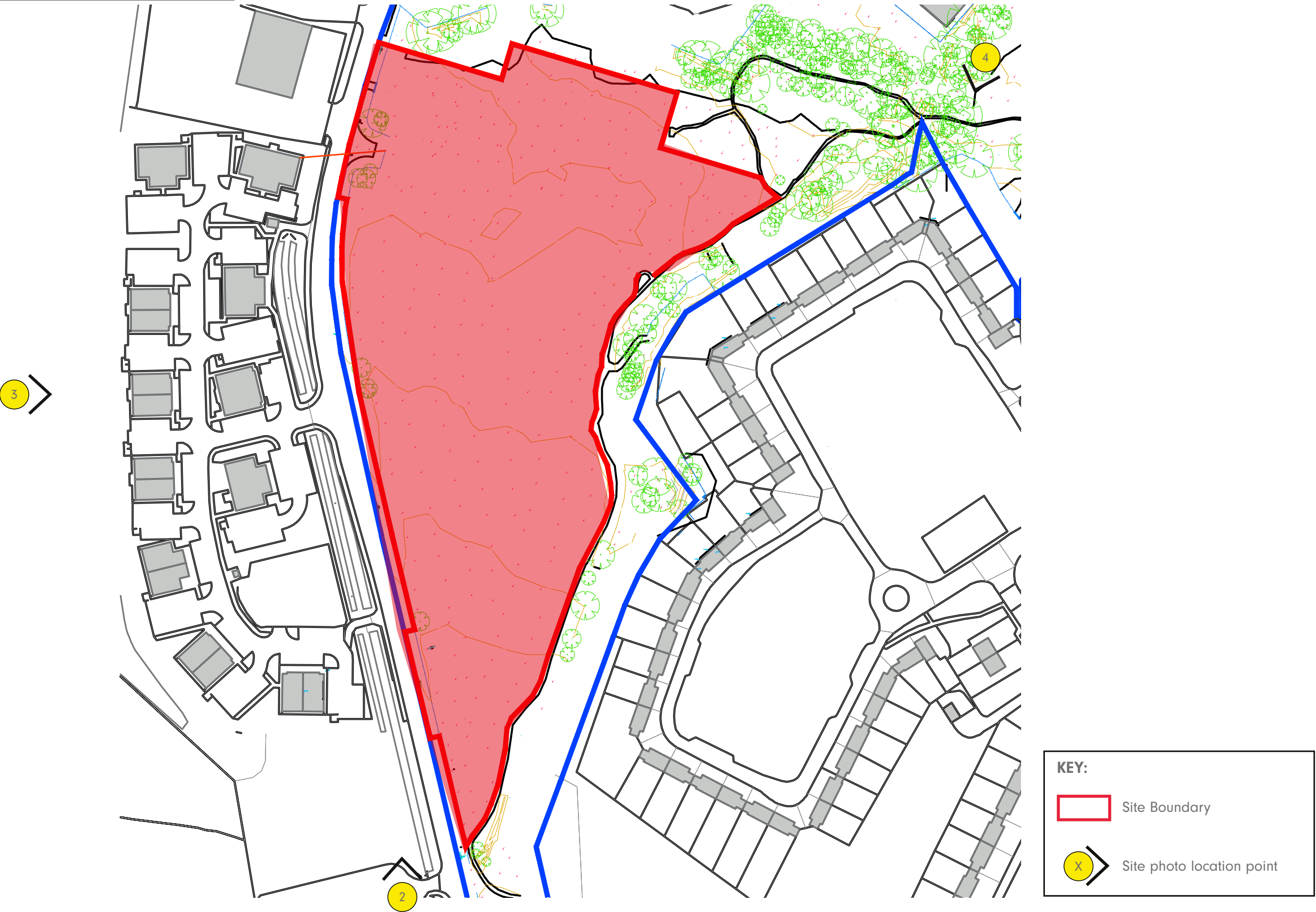
2.0 The Site

2.01 Site Location - Plan

The proposal site measures 7.5 acres (3.01 hectares).
The site is currently unoccupied and is bordered on three sides by other industrial developments with housing to the South-East.



2.02 Existing Aerial Site Views



Existing Aerial Site Views



View 01



View 03

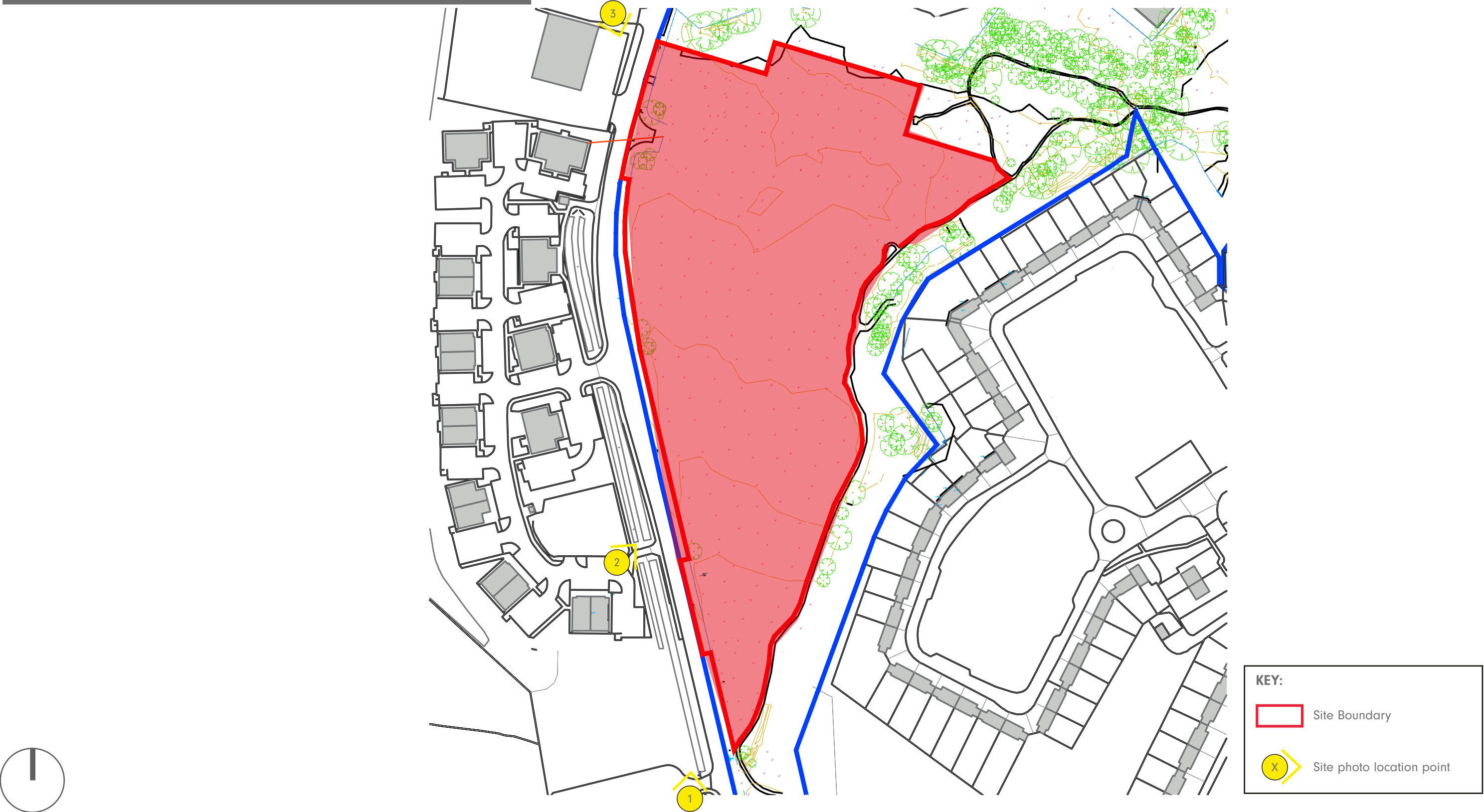


View 02



View 04

2.03 Existing Site Views





View 01



View 02



View 03



View 04 - Surrounding Context

3.0 Site Context

3.01 Context



- 1 Industrial
- 2 Farm Land
- 3 Woodland
- 4 Residential
- 5 HMP Berwyn Prison
- ← Wrexham Town Centre and Train Station



3.02 Vehicular Connections

The site is within the vicinity of the A525, B1530 and the A534 (Wrexham Road).

Access to the site is currently located to the West via Clywedog Road South.

- KEY:
-  Site Boundary
 -  Primary Vehicular Route
 -  Secondary Vehicular Route



3.03 Pedestrian Connections

The site is easily accessible via numerous footpaths and is in close proximity to Wrexham town centre. There are several cut-throughs within the vicinity of the site so that surrounding areas can be reached quickly without the use of a motor vehicle. The two primary dedicated pedestrian footways leading to the site are both along Clywedog Road South to the West/South-West.

- KEY:
- Site Boundary
 - Primary Pedestrian Route
 - Secondary Pedestrian Route



3.04 Public Transport Connections

There are two railway stations close to the site, Wrexham General and Wrexham Central. The closest of which is approximately 6.4 km (4 miles) away.

There are several bus stops close to the site on Bridge Road and Coed Aben Road.

National Cycle Network Routes 45 (which runs from Shrewsbury up to Chester) is within 6km of the site.



KEY:

 Site Boundary

 Bus Stop



4.0 The Proposal

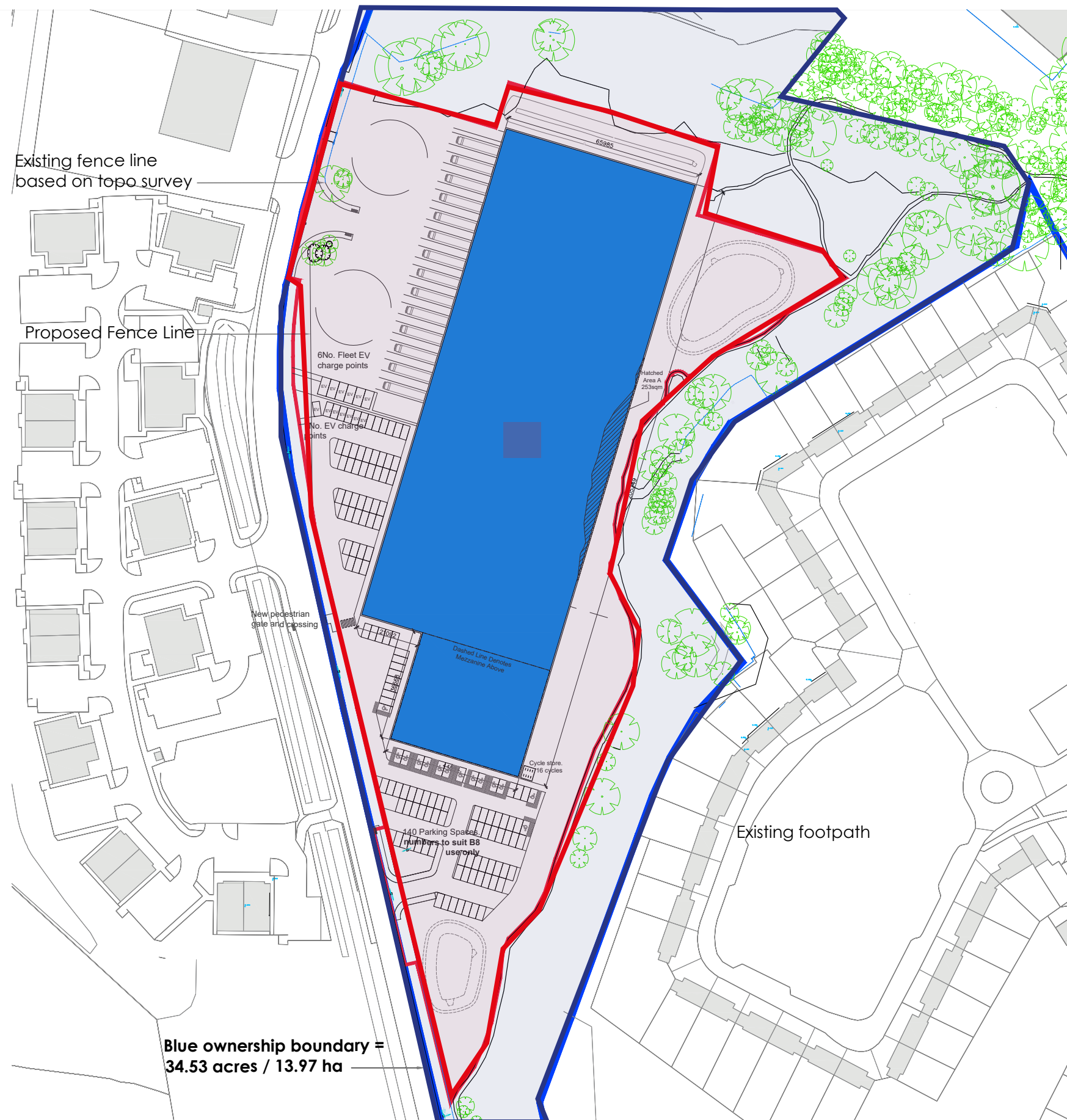


4.01 Precedents

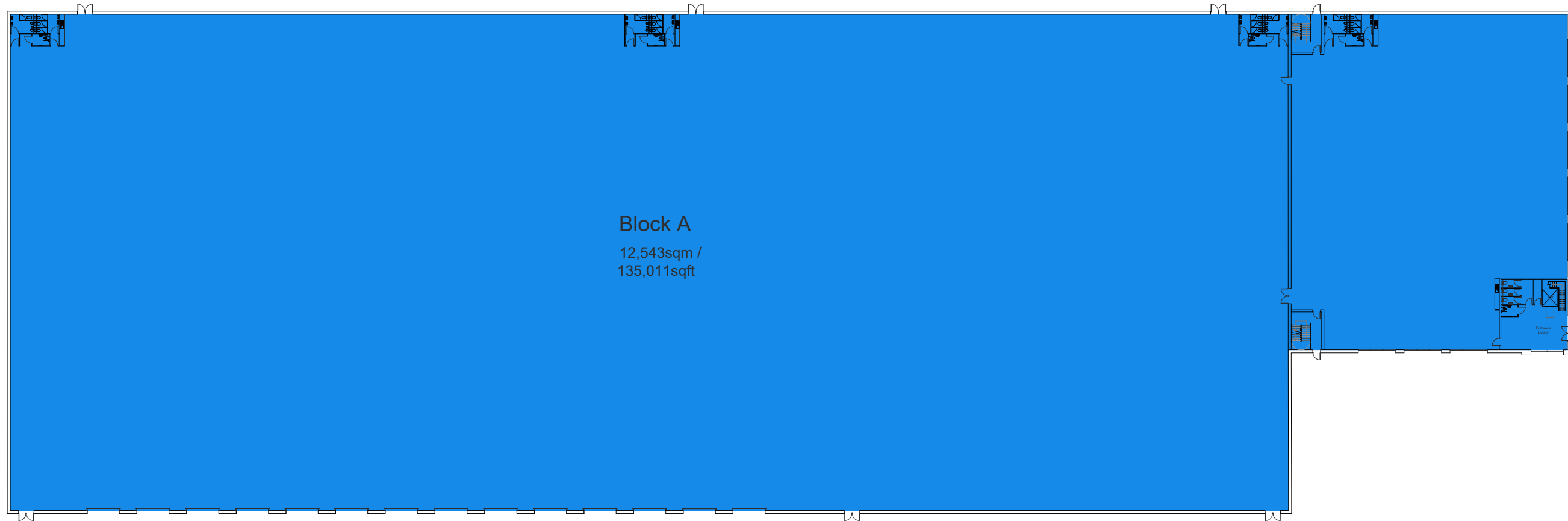
To compliment the surrounding industrial context and local area a simple material palette is proposed. The material palette will reflect the neighbouring warehousing but with the intention of creating a contemporary warehouse buildings that reads cohesively.

4.02 Proposed Site Plan

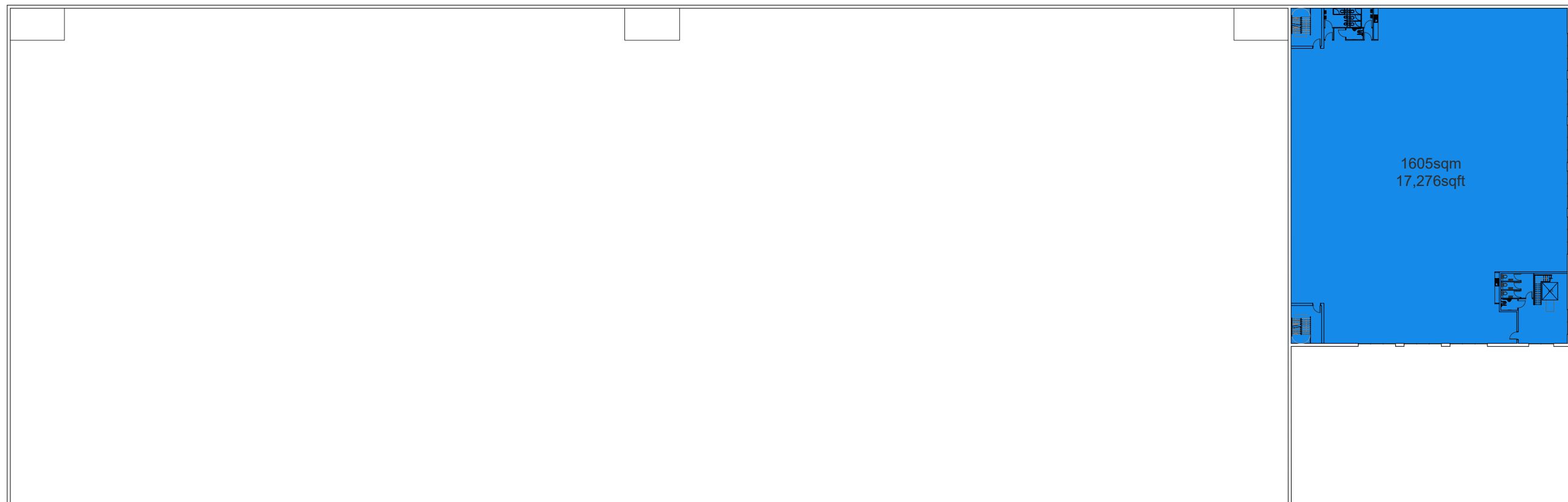
The site will offer 117,735sqft of warehousing with 34,552sqft office space. 140 Parking spaces (including 14 accessible spaces and 7 Electric Car Charging spaces) and 6 electrical fleet vehicle charging spaces are included on the site.



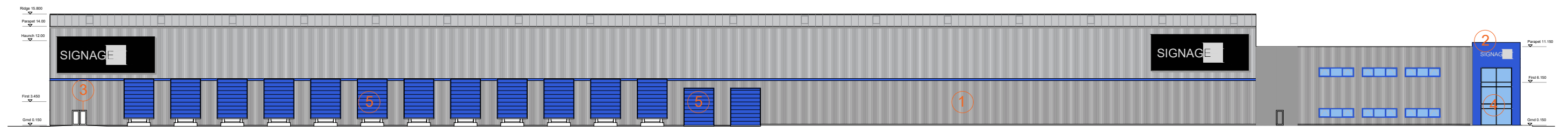
4.03 Plans, Elevations & Section



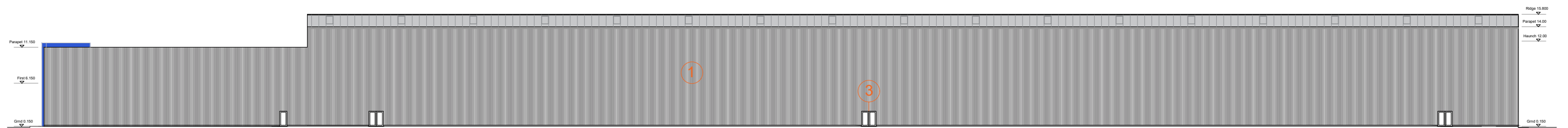
GROUND FLOOR PLAN



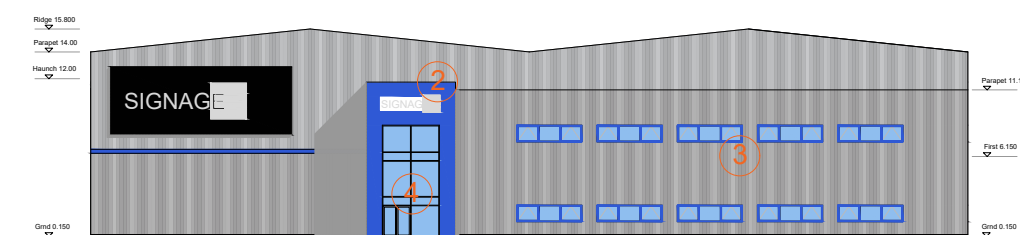
FIRST FLOOR PLAN



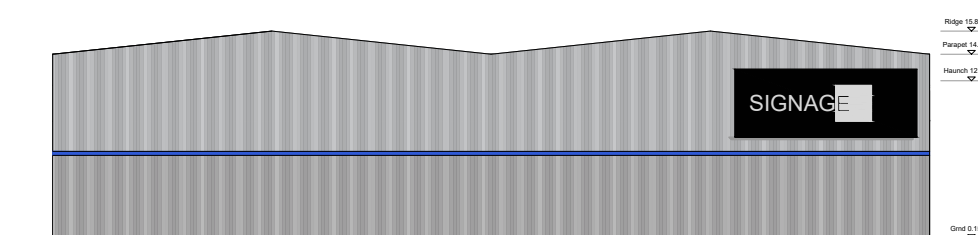
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

- Key
- ① Main Cladding Panel: Vertical Composite Cladding Panel. Colour: Light grey tbc
 - ② Entrance Cladding Panel: Small Ribbed Horizontal Cladding Panel. Colour: tbc
 - ③ Windows and Doors within Main Cladding Panels: Powder Coated Aluminium. Colour: To match main cladding panel.
 - ④ Windows and Doors within Feature Panels: Powder Coated Aluminium. Colour: To match feature colour.
 - ⑤ Steel Roller Shutter Doors. Colour: Feature colour tbc.

4.04 Landscaping

In principle, areas of landscaped open space as well as smaller pockets of landscaping will be incorporated at regular intervals throughout the site.

The landscaping will be designed to enhance the setting of the development and species used will be selected in accordance with their suitability for the buildings that they will be sited adjacent to.

Around the periphery of the site there are grass and shrubbery areas, which will be retained as much as possible part of this application. Within the site there are proposed a small number of less developed trees on grassed areas.



Betula pendula
Silver birch

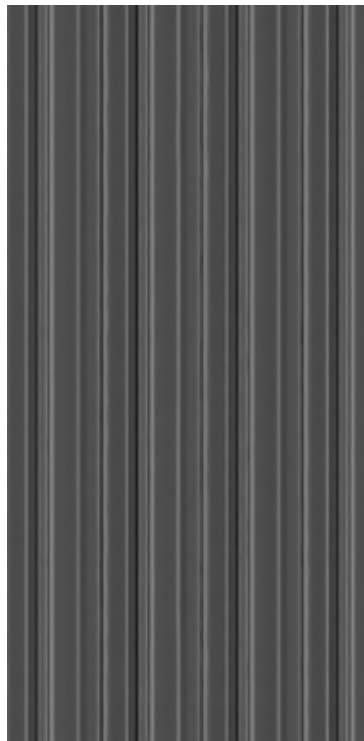
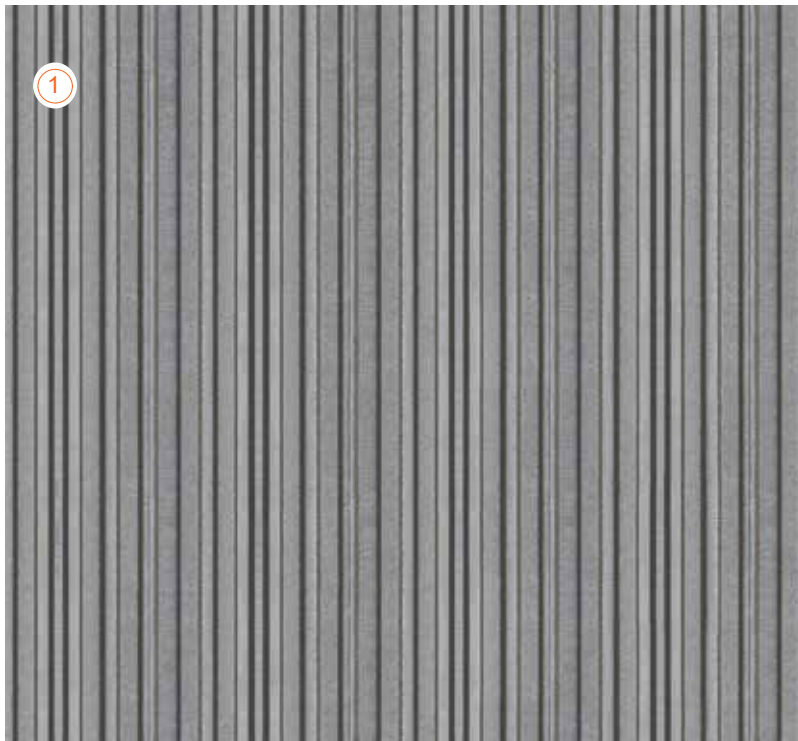


Carpinus betulus 'Fastigiata'
Fastigate hornbeam

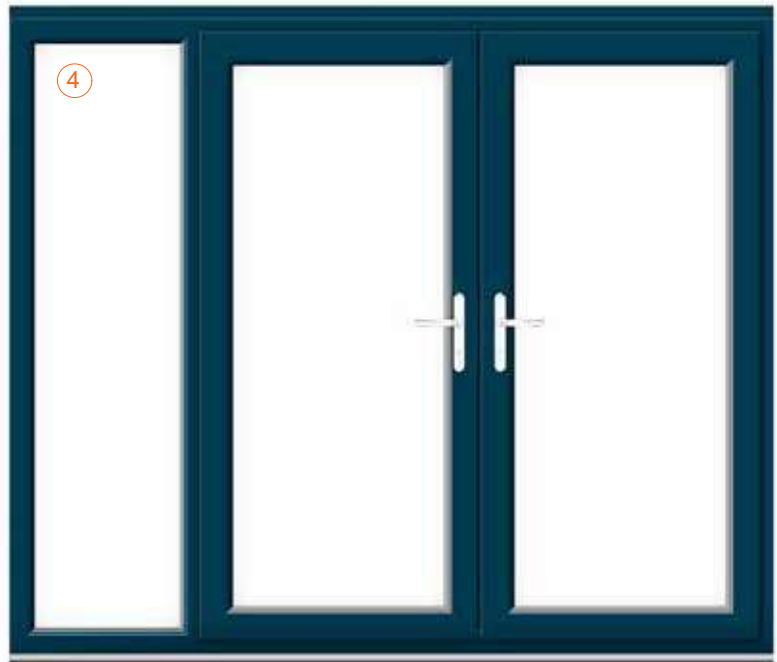
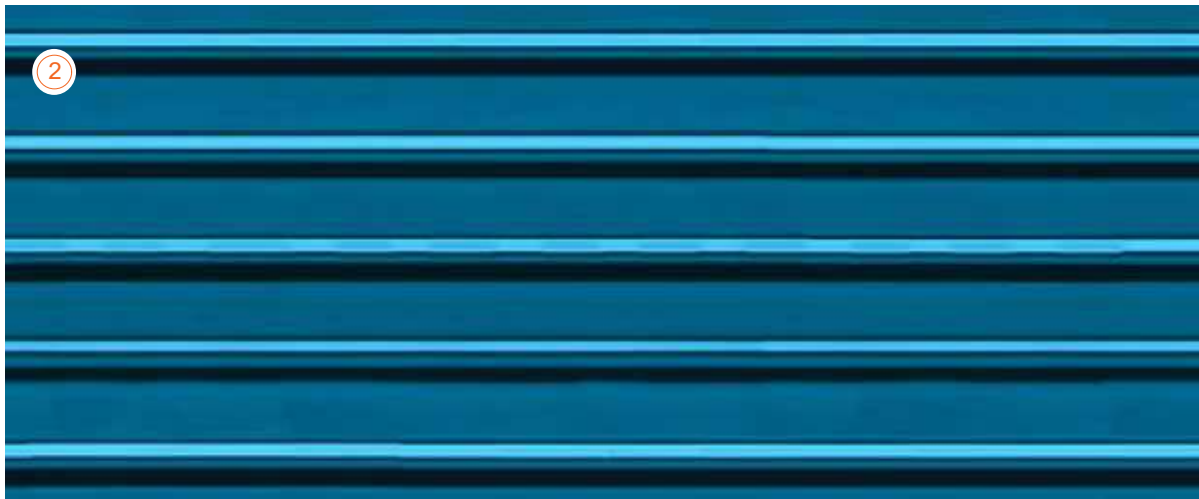


Amelanchier lamarckii
Service Berry/June Berry





- Key
- ① Main Cladding Panel: Vertical Composite Cladding Panel. Colour: Light grey tbc
 - ② Feature Cladding Panel: Small Ribbed Horizontal Cladding Panel. Colour: Feature colour tbc
 - ③ Windows and Doors within Main Cladding Panels: Powder Coated Aluminium. Colour: To match main cladding panel.
 - ④ Windows and Doors within Feature Panels: Powder Coated Aluminium. Colour: To match feature cladding panel.
 - ⑤ Steel Roller Shutter Doors. Colour: Contrasting grey colour tbc.



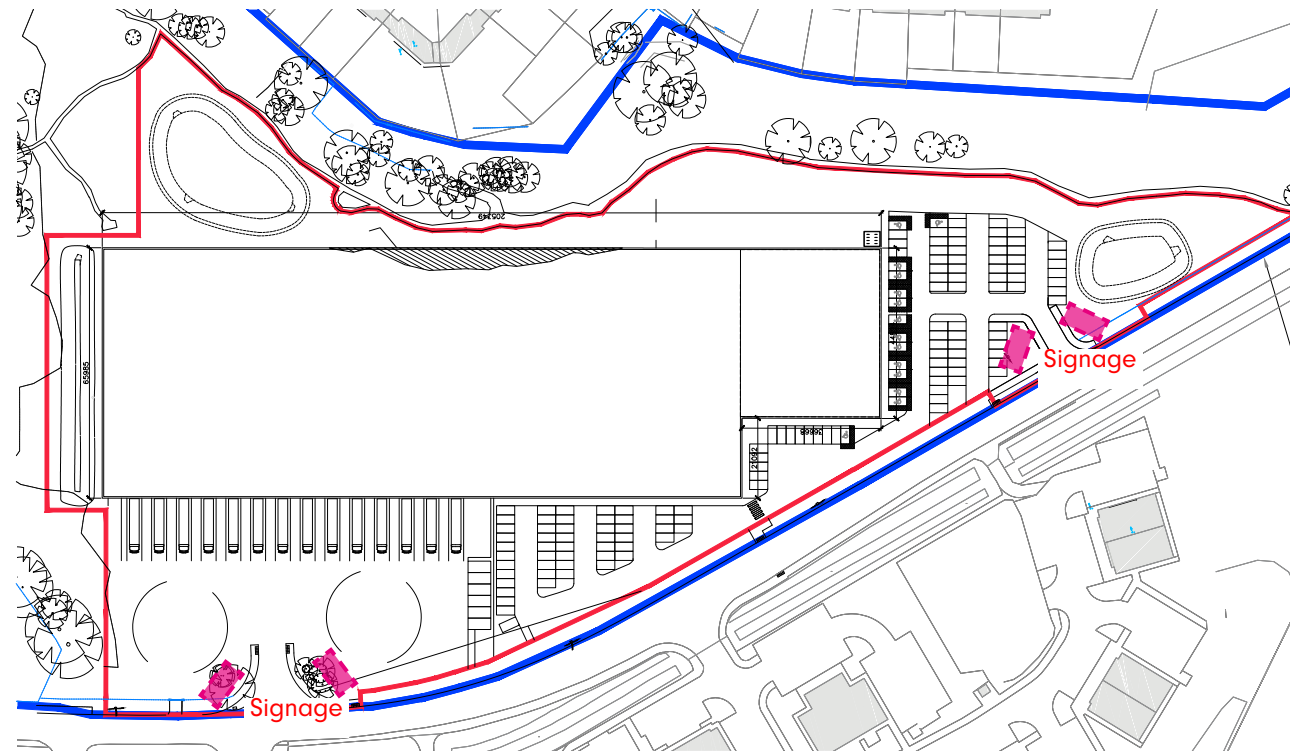
4.05 Materials

The materials chosen are designed to create a uniform but unique aesthetic across the site with contrasting cladding colours to distinguish unit entrances and differentiate between the main body of the buildings and the service delivery points.

Accent colours will be chosen to match the site branding strategy.



Site Logo



Site Plan Denoting Location of Site Signage

4.06 Signage and Branding

Signage at the entrance to the site is a totem with the colours matching those found on the building cladding. These will be visible at each of the site access points.

The signage to each unit is contained within a band of contrasting cladding and ensures that all units maintain a sense of cohesiveness as the size and placement of signage is pre-determined.

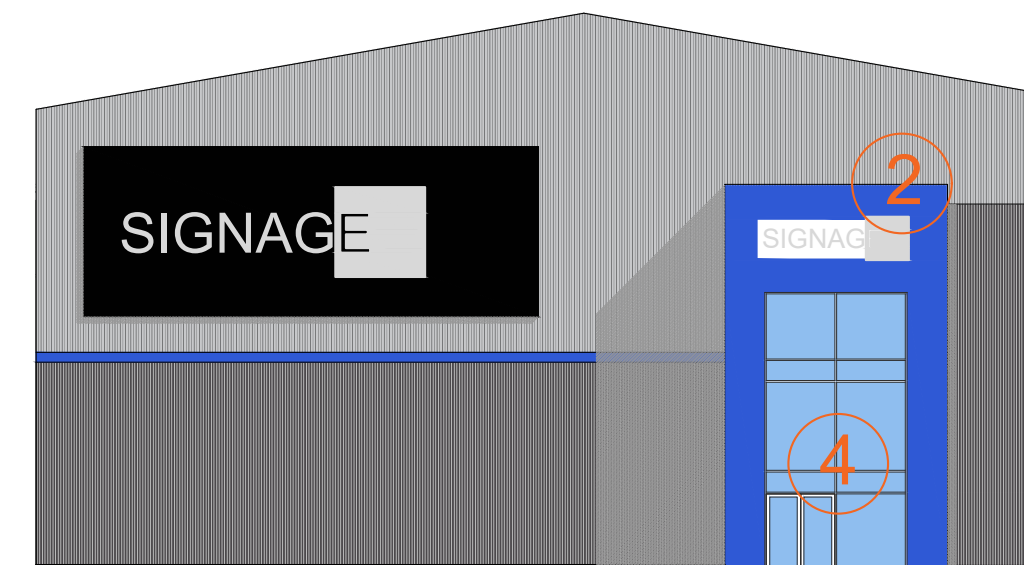
The Wrexham Industrial Estate logo is a modern abstract mark. The elongated oblong shapes are used in conjunction with the surrounding negative space to create the letter W, the initial for Wrexham.

The shapes used to form the logo are also carried through all the aesthetics to establish a strong, contrasting and easily recognisable brand.

The colours of the logo and subsequent branding have been chosen to be reminiscent of the surrounding area of Wrexham town and countryside. Sympathetic to the industrial history of the town and local farmland whilst also striving to be modern and contemporary.



Site Branding



Proposed Unit Signage



4.07 Accommodation
Schedule

Ground floor GIA		First Floor GIA		Total (m2)	Total (sqft)	TOTAL AREA
m2	sqft	m2	sqft			
12542.8	135011	1605	17276	14147.8	152287	

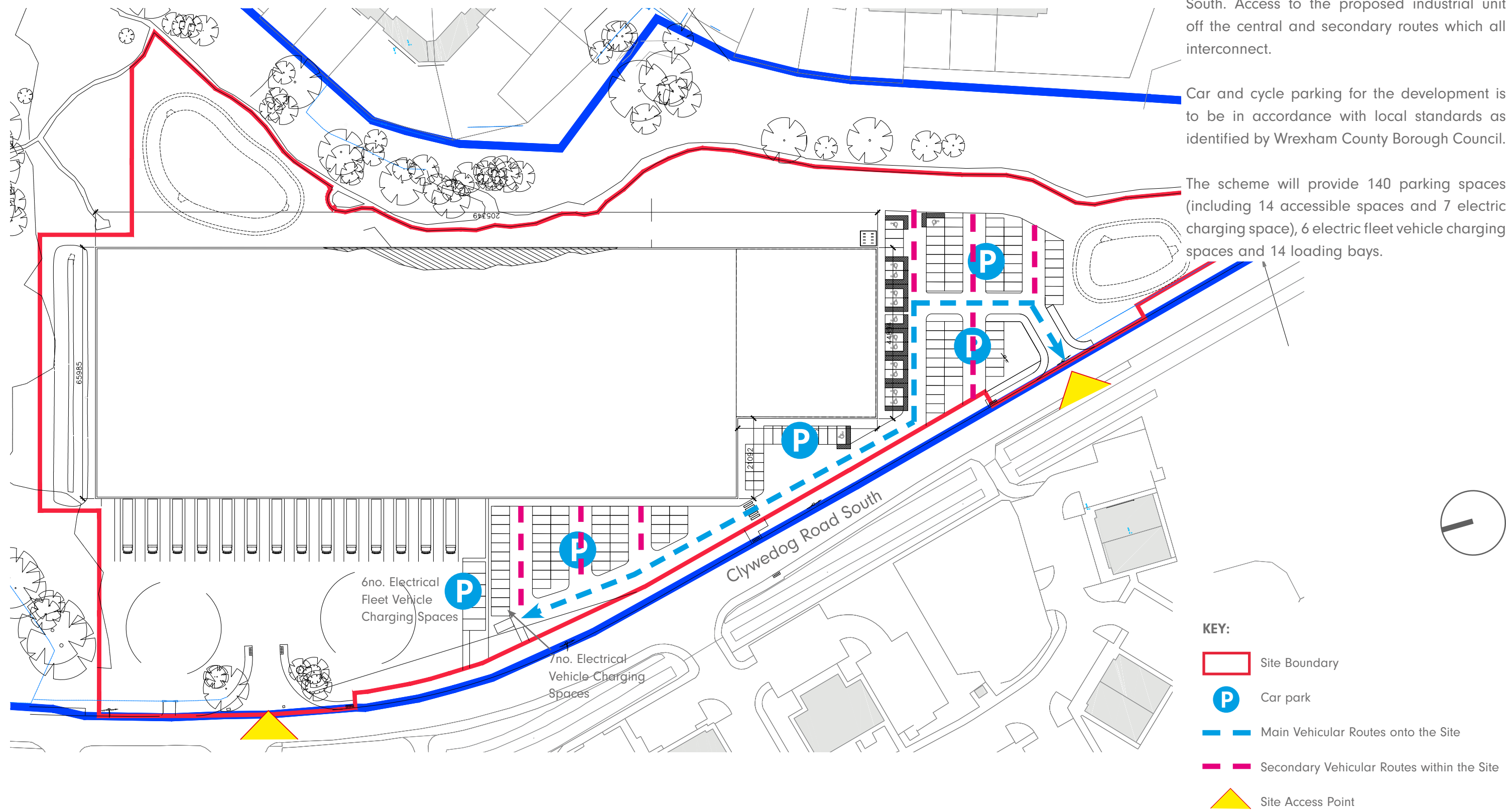
5.0 Access

5.01 Vehicular Access

There is one main arterial route through the site, with entrance access to Clywedog Road South. Access to the proposed industrial unit off the central and secondary routes which all interconnect.

Car and cycle parking for the development is to be in accordance with local standards as identified by Wrexham County Borough Council.

The scheme will provide 140 parking spaces (including 14 accessible spaces and 7 electric charging space), 6 electric fleet vehicle charging spaces and 14 loading bays.

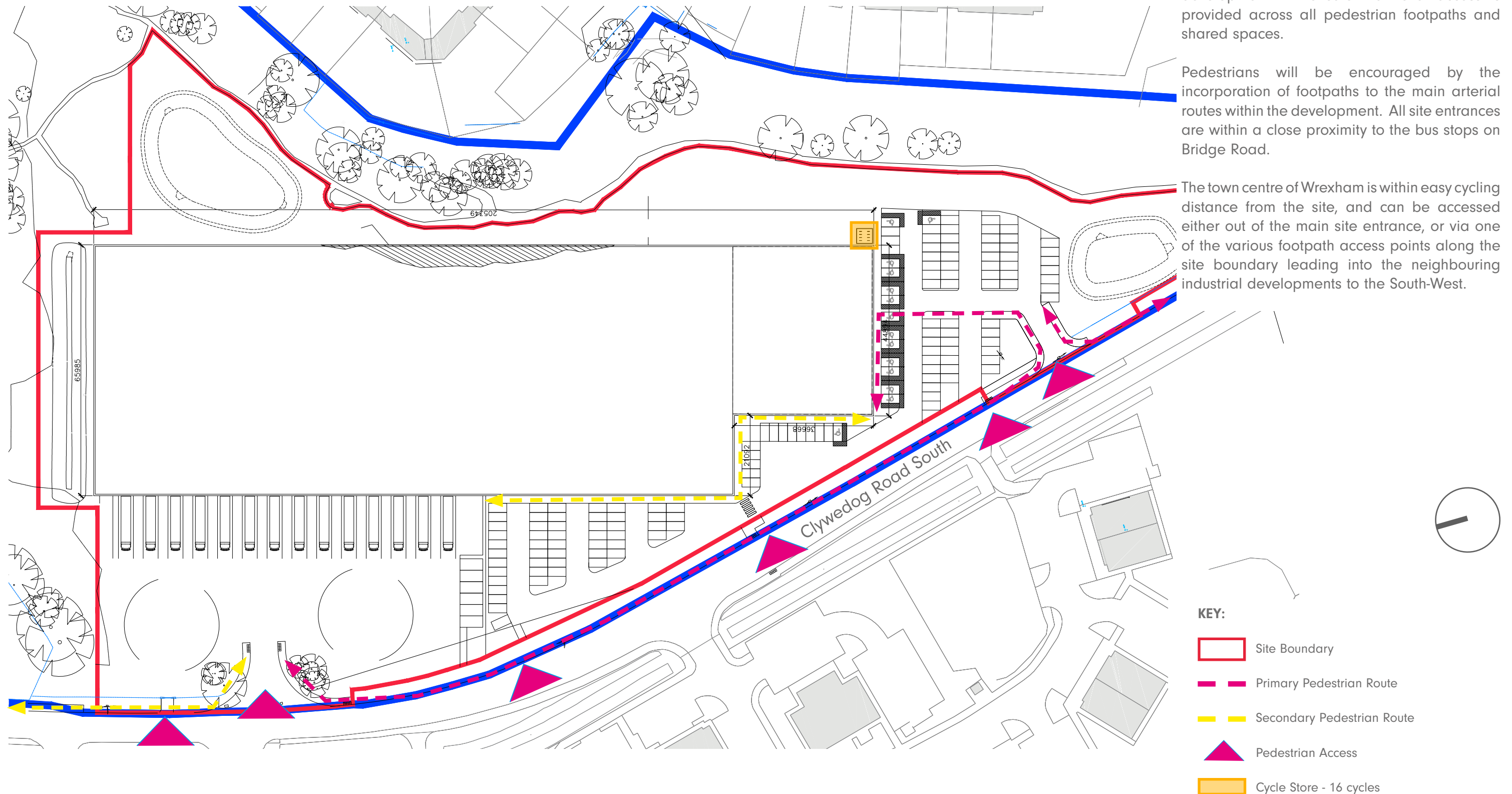


5.02 Pedestrian/ Inclusive Access

Due to even local terrain, the site and surrounding area is approximately level and the proposed development will ensure that level access is provided across all pedestrian footpaths and shared spaces.

Pedestrians will be encouraged by the incorporation of footpaths to the main arterial routes within the development. All site entrances are within a close proximity to the bus stops on Bridge Road.

The town centre of Wrexham is within easy cycling distance from the site, and can be accessed either out of the main site entrance, or via one of the various footpath access points along the site boundary leading into the neighbouring industrial developments to the South-West.

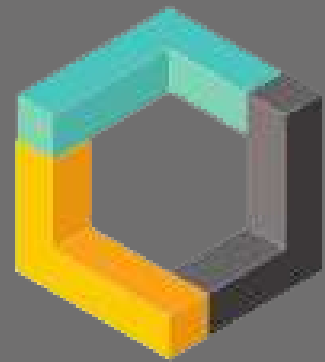


5.03 Emergency Access, Deliveries & servicing

Emergency, Service and Delivery vehicles can access the site via Clywedog Road South. This routes provides full access to the development for emergency vehicles. Once on site, all areas of the development can be accessed via the main arterial road, loading area and parking areas.

Loading bays and servicing points for deliveries are included. 6no. Electrical Fleet Vehicle Charging Spaces are included in the delivery yard.





FI REAL ESTATE
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MC
AU

**Modern City
Architecture & Urbanism**

info@mcau.co.uk

www.mcau.co.uk

Liverpool
Avenue HQ
17 Mann Island, Liverpool
L3 1BP

Manchester
Eastgate, 2 Castle Street
Castlefield, Manchester
M3 4LZ

London
Build Studios, 203
Westminster Bridge Rd,
London SE1 7FR