

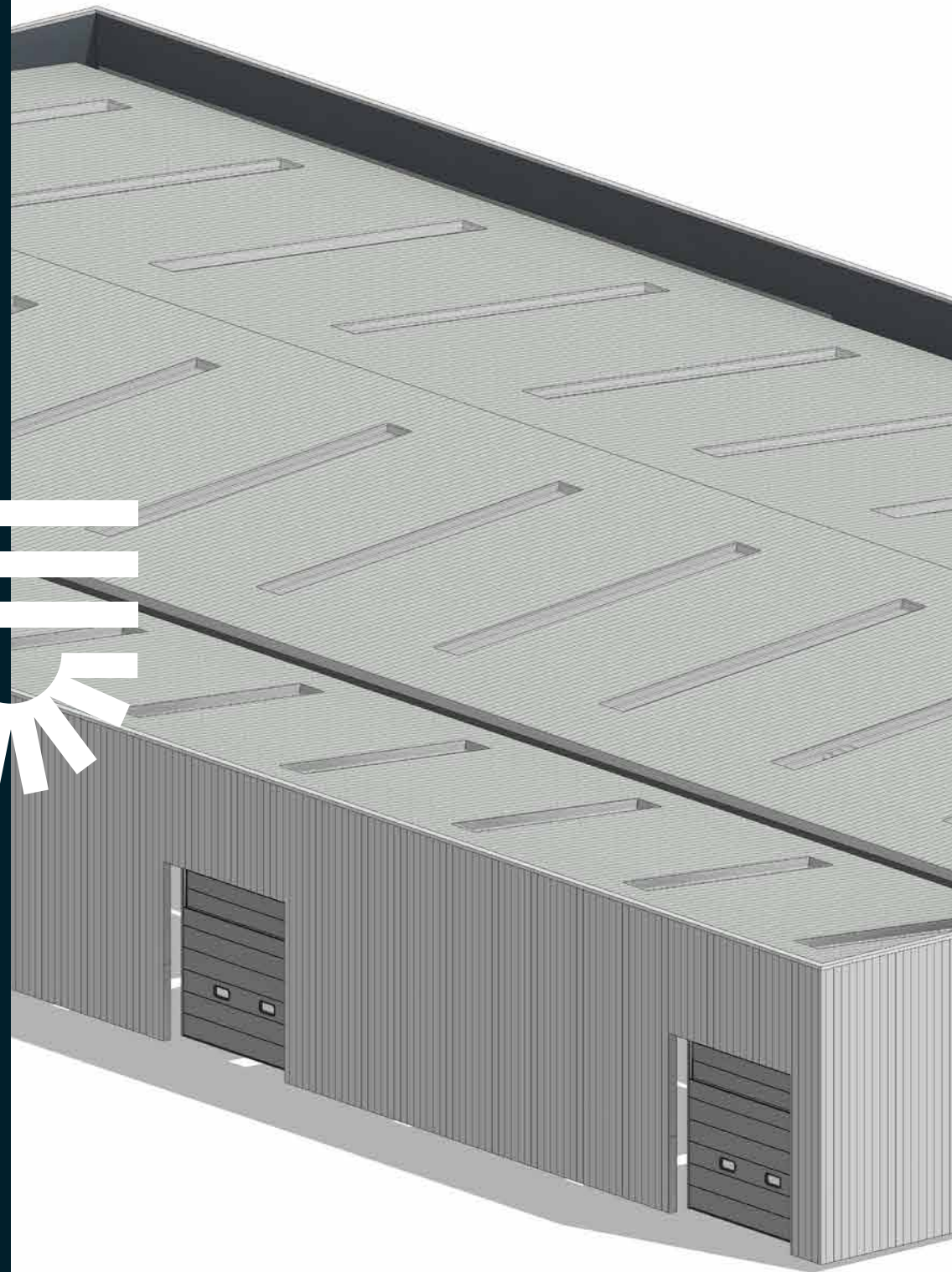
Design & Access Statement

James Jones P&P Ltd

Our Reference:
S3220

Initial Issue:
28/06/22

Address:
Oak Rd,
Wrexham
LL13 9RG





1.0 | Introduction

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1.0 | Introduction

- 1.1 The following Design and Access Statement has been prepared on behalf of the applicant: James Jones P&P Ltd. This statement has been produced to assist a FULL planning application for an extension to the existing James Jones P&P Ltd building at Oak Road, Wrexham.

2.0 | Site Overview

- 2.1 The site is located approximately 8km to the East of Wrexham, on the eastern edge of Wrexham Industrial Estate. The site can be accessed from Oak Road, off of the B5130. The total area of the existing site is 61,136 sqm (6.1 hectares).

3.0 | Current Use

- 3.1 The site is currently in use by James Jones P&P Ltd, a forest products company and the existing building is used for making and storing pallets.

4.0 | Proposed Development Use

- 4.1 The proposal is for an extension to the existing James Jones building, along with associated hardstanding and parking provisions.

Scale and Appearance

- 5.0 | The scale and appearance of the proposed extension will follow that of the existing James Jones warehouse. The extension is simply extruding the existing warehouse and adding a new steel frame canopy to the west elevation. The proposed extension maintains the rectilinear form of the existing warehouse as well as the surrounding steel frame structures within the industrial estate.
- 5.1

6.0 | Materiality

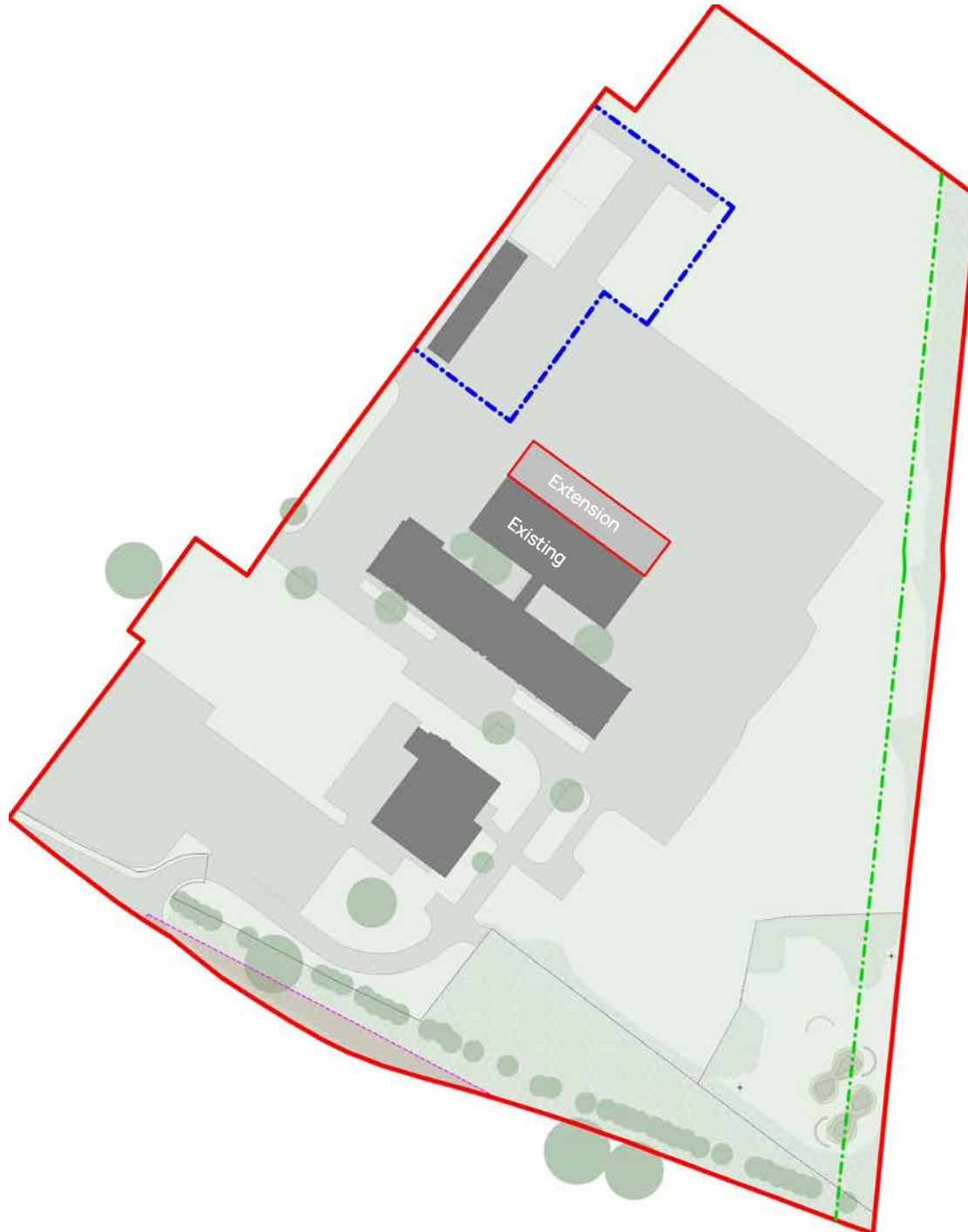
- 6.1 *Wall and Roof Cladding*
The proposed extension utilises a profiled steel cladding system, in Merlin Grey, to the walls and roof, which will match the existing warehouse.
- 6.2 *Windows and Doors*
Proposed overhead doors are to be in Merlin Grey to match existing cladding and overhead doors. New personnel doors are to match existing.

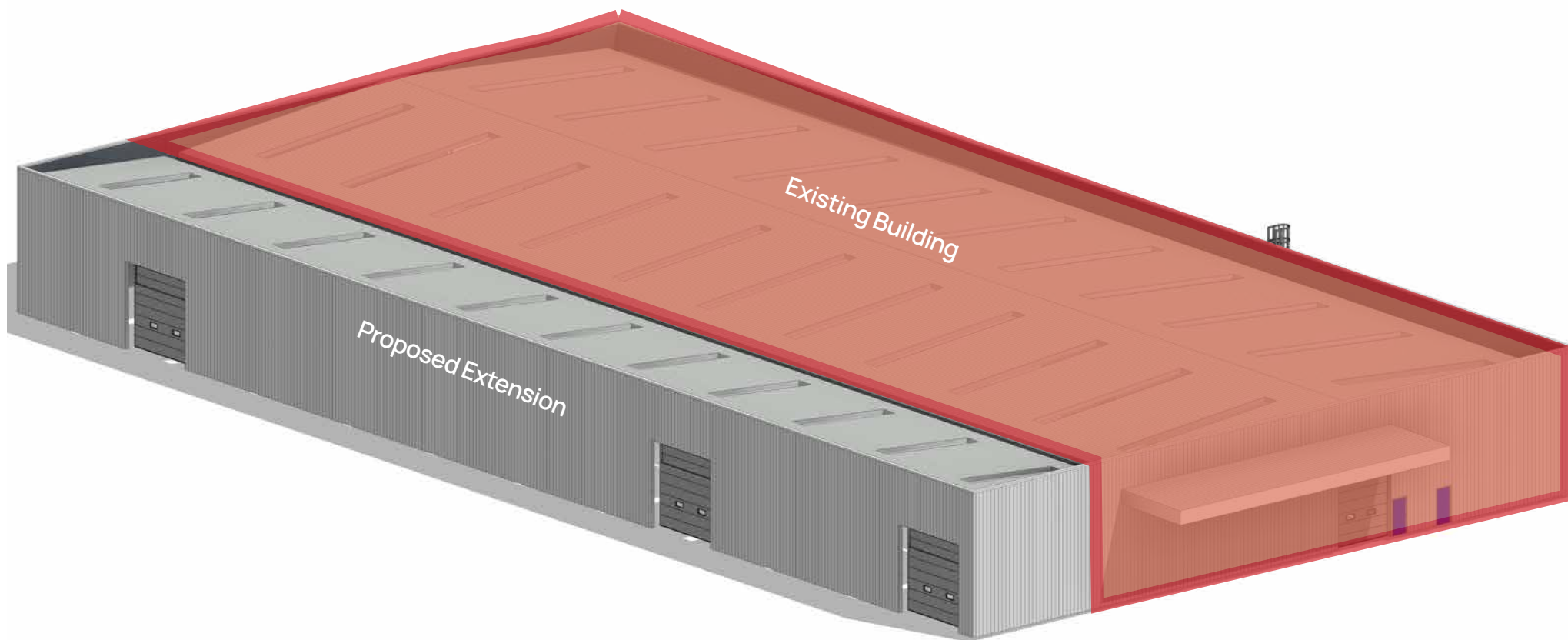
7.0 | Pedestrian and Vehicular Access Policy

- 7.1 Primary vehicular access into the site for all vehicles is from Oak Road, to the South Western boundary of the site. The public footpaths around the site are to be unaffected by the proposals.
- 7.2 Vehicular parking is provided on site. The proposed level of parking provision has been assessed for commercial developments and is considered to be acceptable.

8.0 | Site Security

- 8.1 The aim is to reduce the opportunity for crime, the fear of crime and to create a safer, more secure and sustainable environment. Following consultation with a security expert, the proposed development will utilise security fencing to secure the commercial areas of the site from a safety and security aspect. Large vehicle gates are provided to the yard areas, with Sliding gates and automatic vehicle barriers proposed to the parking areas.





9.0 | Sustainability

- 9.1 The proposed development is within close proximity to public transport routes, primarily buses, which should encourage sustainable methods of travel to and from the site.
- 9.2 The proposed designs adhere to buildings regulations and follow a “fabric first” approach, in order to improve energy efficiency and reduce carbon emissions.

10.0 | Landscaping

- 10.1 The majority of the site will be given over to concrete hardstanding, in order to accommodate the flow of HGVs moving through the site on a daily basis.
- 10.2 Soft landscaping is provided to the South East of the site, where there is an ecological habitat provision of 0.34ha, encompassing of species rich native shrub, a butterfly bank and amphibian hibernaculum.

Car Parks and Pedestrian Footpaths

The designated car parks across the site will be formed from tarmac hardstanding.

Services

11.0 | Flood Risk

- 11.1 The site is not within the Environment Agency's flood risk zones. However, internal and external floor levels have been considered to prevent flooding and secure access to the egress points.

Drainage

- 11.2 Proposed foul drainage systems will be connected to the mains drainage system running within close proximity to the site. Hard landscaping will be considered and graded appropriately, to ensure efficient rainwater flow towards the drainage system.

Service Enquiry

- 11.3 A service enquiry will be submitted as part of this application with regards to existing connections to determine their suitability for the proposed development.

12.0 | **Conclusion**

- 12.1 The proposal is for an extension to the existing James Jones building, hardstanding and parking provisions. The development design is of high quality, within an industrial setting creating opportunities for further employment. Careful consideration has been given to layout, siting, and access within and around the development, to ensure secure and safe usage/everyday working.

If you have any queries or require any further assistance please do not hesitate to get in touch.



BuildingDesignNorthern

Building Design (Northern) Ltd

Established 1983.

North East Simpson Street School, Wellington Lane, Sunderland, SR4 6DR

North West Room 107, Ulverston Business Centre, Ulverston, LA12 7LQ

Durham@bdnltd.com - bdnltd.com - 0191 535 6189