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Design and Access Statement

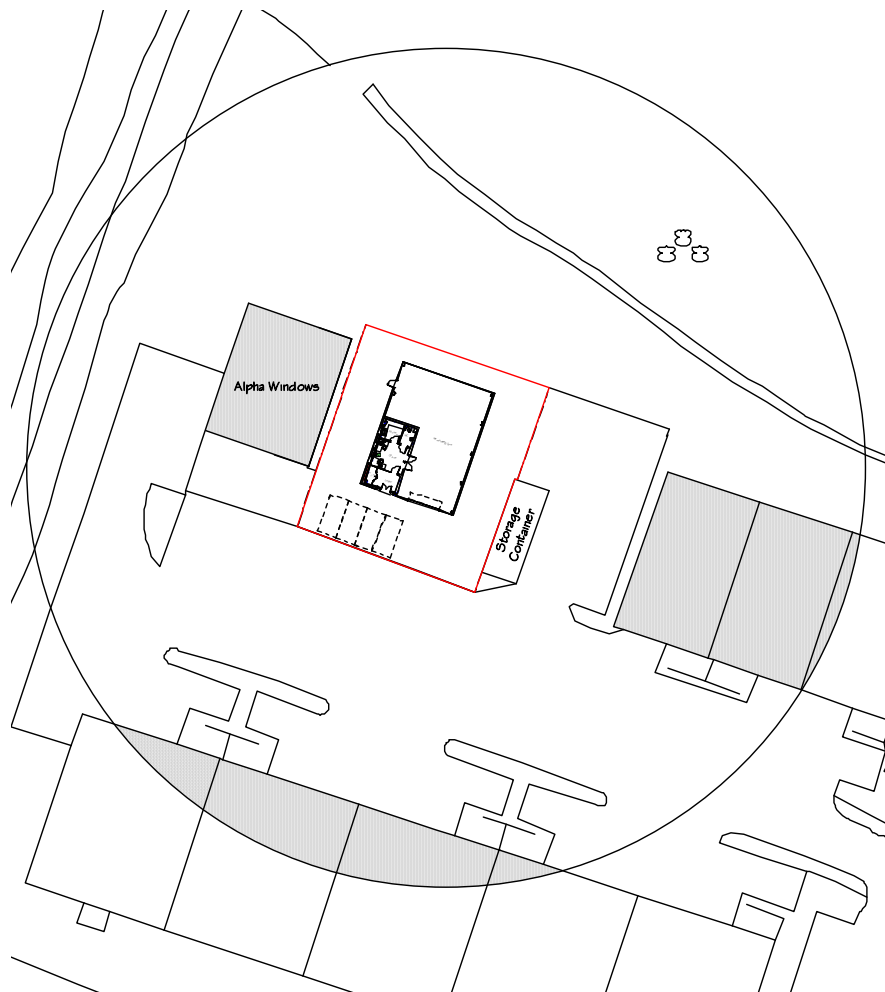


Statement required for:

Construction of new Industrial Unit on land adjacent to Alpha Windows, Abenbury Way, Wrexham, LL13 9UZ.

1. Brief:

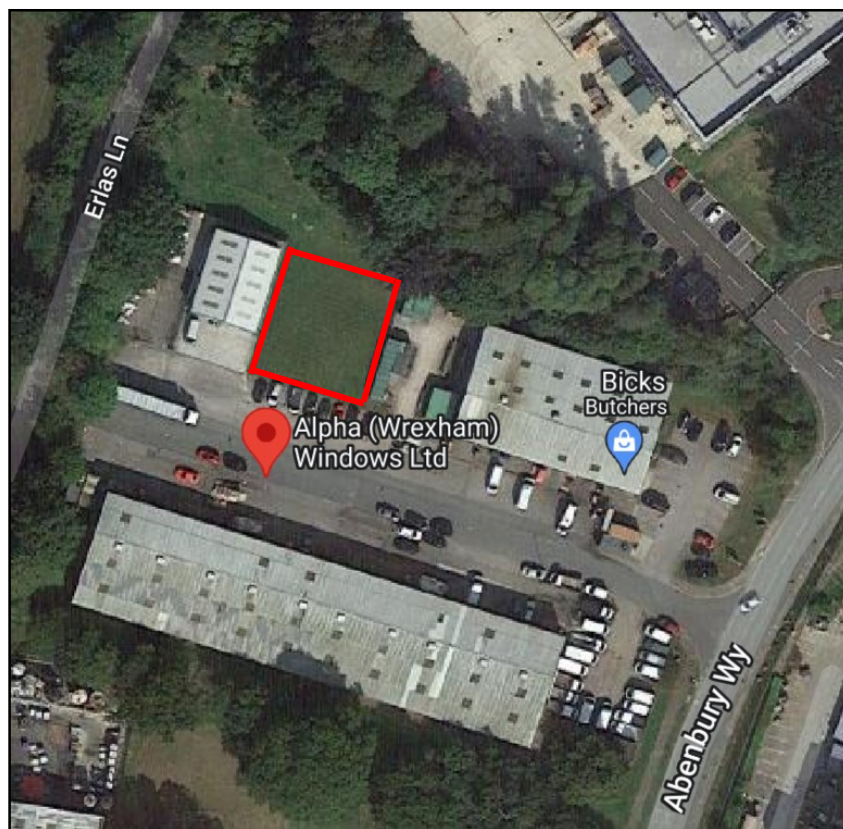
- 1.1** We have been approached by our client to obtain planning permission for a new Industrial unit at land adjacent to Alpha Windows, Abenbury Way, Wrexham, LL13 9UZ.
- 1.2** Our first task was to conduct a site survey, ensuring the site was feasible to develop in terms of site width and depth. Spot levels were also taken during the site survey.
- 1.3** As can be seen on the site plan produced to support the application the site is located between existing Industrial developments.
- 1.4** The addition of the proposed unit will provide a new light industrial use building for our client's requirements. Therefore, this document aims to provide justification for the local authority to support our proposal.



1. Proposed Site Plan

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

- 2.1** Access to site is provided off Abenbury Way in Wrexham Industrial Estate. The site is located to the right of Alpha Windows Ltd. The speed limit on Abenbury Way is currently 40mph.
- 2.2** The surrounding buildings are mostly commercial and industrial. There are a number of various companies that surround the site such as Days Rental, Alpha Windows and Bicks.
- 2.3** Wrexham Industrial Estate is situated approximately 2.5 miles from Wrexham Town Centre. Industrial Estate Road can be accessed off the roaabout adjacent to Abenbury way. Industrial Estate road links to the A534 into Wrexham town centre, Borrass Hall Lane into Gresford and Marford and Wrexham Road into Holt.
- 2.4** Wrexham Industrial Estate is connected to the road network by the A483 which provides links to other major roads which can be accessed near Chester. The A55 express way connects road users to the North wales coast meaning The City of Bangor is within an hour's car journey. The M53 & M56 is accessed off the A55 meaning good road links to Manchester and Liverpool are also within a relatively short distance of the site. There is a regular bus service from the Industrial Estate to Wrexham bus station. There are also multiple bike routes from and around the Industrial Estate.



2. Access to Site

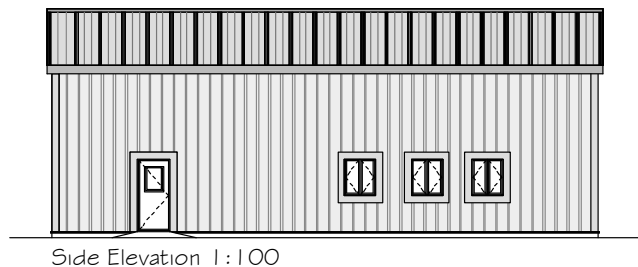
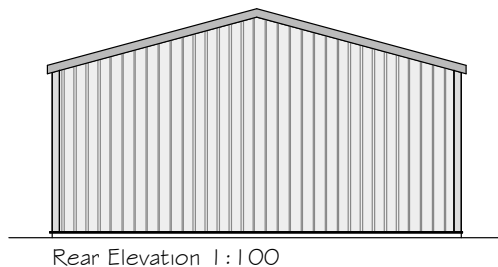
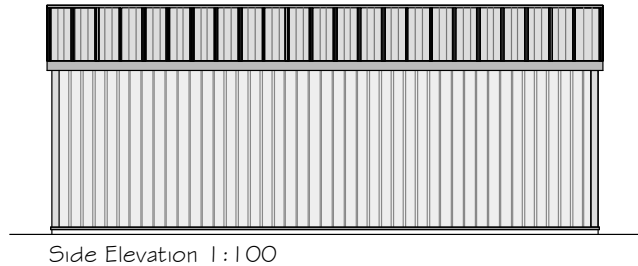
- 3.1** Wrexham is a large town with an ever-growing population. Wrexham has undergone a huge redevelopment in recent years with the addition of Eagles Meadow Shopping centre. The Industrial Estate is one of the largest in Europe and is home to a variety of structures.
- 3.2** There are a number of industrial buildings on Wrexham Industrial Estate all differing in colour, mass and appearance to the street scenes. This adds to the character of the area providing a differentiation to each site on the estate.
- 3.3** The majority if industrial buildings surrounding the site are constructed of portal frame buildings and steel cladding. Buildings adjacent to our site, such as Alpha, Bicks and Days Renal Comprise brickwork and grey coloured steel cladding, as indicated in figure 3.
- 3.4** Large areas of hard standing is provided to each individual site, providing employee parking facilities, and access roads for haulage vehicles to the access point to unload and load goods for transportation.



4. Appearance/Design Principles & Concepts

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- 4.4** Entrances into and out of the building will be provided to the front and side of the building. A roller shutter door is provided to the front of the building, with single doors to the side. Both doors are to access the Workshop. The door to the side will be means of fire escape with a push bar exit to ensure exit from the building in the event of a fire is done effectively.



4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 36 crimes reported in the vicinity for the month of February 2022. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the introduction of a new Industrial Unit would see an increase in these crime figures.
- 5.3** The additional unit within the Industrial Estate will vastly improve natural surveillance in the area.

6. Environmental Sustainability

- 6.1** The intention of the proposal is to provide the client with a light industrial use unit. The new unit will only improve the site as the existing land is neglected.
- 6.2** As previously stated, the proposed development is located within Wrexham Industrial Estate meaning it is situated within the most suitable location for this type of development.

- 6.3** In accordance with TAN 12 Chapter 4, it has been decided the site's streetscape will not be detrimentally affected by the addition of a new unit. As there is currently a void to the right of an existing unit. The new proposed unit will fit into its surroundings as the building is within an Industrial Estate.
- 6.4** As recommended within the Ecological Appraisal (Wildbanks Conservation, January 2022) pre works checks for badger and nesting birds on site will be carried out as well as the installation of an 8ft solid fence to the northern boundary of the site.
- 7. Local and National Policies.**
- 7.1** The proposed development is compliant with policies PS1, PS2, PS3 and 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** The support of this application on a brownfield site would add economic growth within the county, therefore assisting in local business growth.
- 8.2** By allowing our client to construct the proposed unit, the local authority will be positively contributing to provide additional employment.
- 8.3** This planning application should be looked favourably upon as we feel there is no justifiable reason for refusal.

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