

Design and Access Statement

Proposed Commercial Development
For land at Wynnstay Technology Park,
Ruabon, Nr Wrexham, LL14 6EN

Planning Ref:
Our Ref: 21/2210

Sean Caddick Architectural

13 Belvidere Walk
Shrewsbury
SY2 5LT

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1.1 Foreword

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

1.2 Application

This document supports the full planning application for the Land at Wynnstay Technology Park, Ruabon, Nr Wrexham, LL14 6EN

The application is for full planning approval, for 6 industrial units to a vacant site.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

- Architectural drawings
- Preliminary Arboricultural Impact Assessment
- Preliminary Phase 1 Ecological Survey
- Preliminary Risk Assessment
- Drainage Strategy Report

2.1 Overview

The proposal, for 6 units to Land at Wynnstay Technology Park, Ruabon, incorporating 6No. single storey industrial units of 128m². The site sits south west of Wrexham town centre and to the East of Hampden Way.

2.2 Site and Area

The site area is approx. 0.32Ha and was granted outline planning consent for mixed use development for 6 light industrial units, 1 retail unit and 35 residential units of which 10 are to be designated as affordable for Local Needs provision on 23rd February 2018.

The site is situated on East of Gwynant approximately six miles outside of Wrexham town centre, and lies within Wrexham County Borough Council Planning Department jurisdiction.

The site bounds the residential area to the West, which includes a mixture of housing sizes, constructed in a range of materials. To the East the site is bounded by an existing Industrial Estate.

The predominant vernacular in the immediate area is traditional, with bungalows, semis and terraces across Plas Madoc. The traditional pitched roof properties have been constructed in red and buff brick, with timber and tile detailing to elevations, white uPVC windows and over hanging eaves and barges.

2.3 Constraints, Opportunities and Approach

There are several key issues which lead to constraints and opportunities which inform the design process.

- The proposed units aim to cater for small and medium businesses.
- Proposed design and materials will have to reference and respond to the local vernacular.
- The topography of the site will have to be taken into consideration when proposing access and drainage solutions.

The site also presents several opportunities:

- The site is located close to various amenities
- Links to main transport routes.

2.4 Context

The is currently vacant, it should be considered in connection with the existing industrial development to the East of the site.

2.5 Planning History

Outline planning application reference P/2016/0735, was granted for 6 light industrial units, 1 retail unit and 35 residential units of which 10 are to be designated as affordable for Local Needs provision, on 23/02/2018.

2.6 Planning Policy Review

The policy documents of particular reference for this proposal are the National Planning Policy Framework (NPPF) (2012), Planning Policy Wales Edition 10, the Technical Advice Notes and the Wrexham Unitary Development Plan. Reference has been made to Local Planning Guidance Notes 10, 16, and 21.

2.7 Report and Surveys

The following reports and surveys have been completed to inform the design process and are attached to this application.

- Architectural drawings
- Preliminary Arboricultural Impact Assessment
- Preliminary Phase 1 Ecological Survey
- Preliminary Risk Assessment
- Drainage Strategy Report

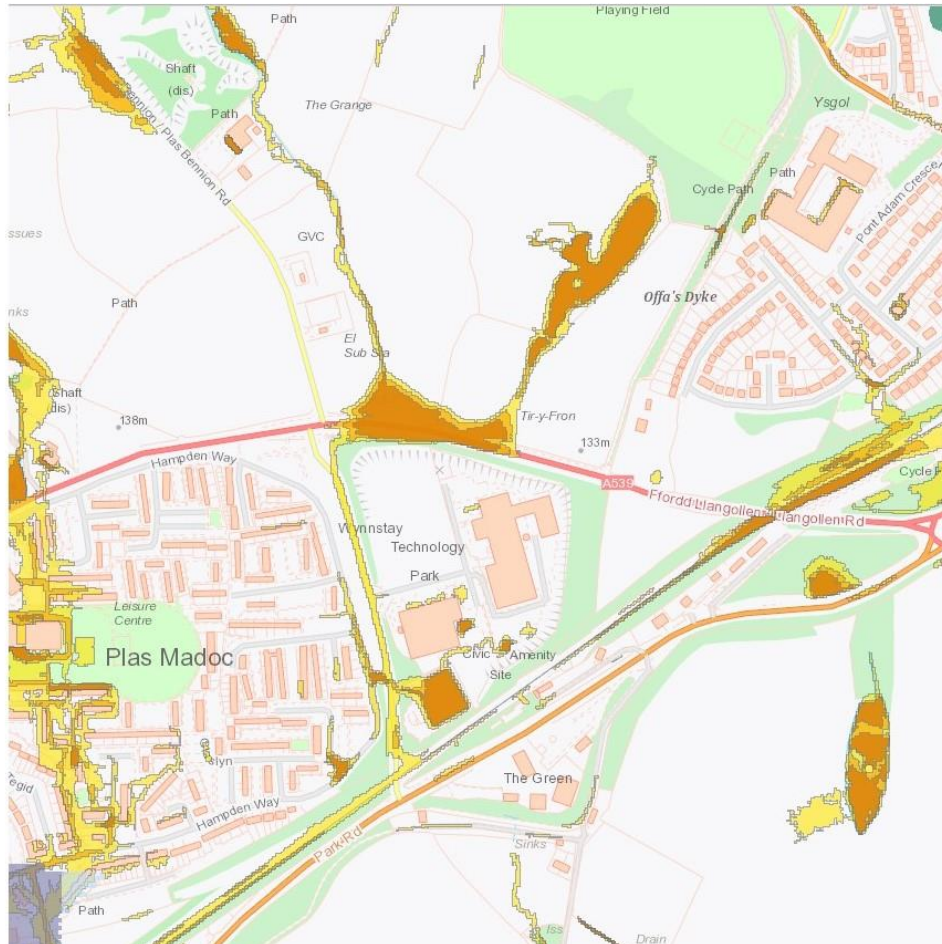
2.8 Assessment

The Site and Context chapter of this Design and Access Statement has shown the suitability of the site for development.

2.8 Flood Risk

Natural Resources Wales Development Advice Map identifies the road to the North of the site is at high risk of surface water flooding and the road to the West is at low risk from flooding. The application site is not identified as being at risk from flooding.

There is a culverted water course running along the Western boundary of the site (shown in the Drainage Strategy Report) the proposed storm water drainage from the development will be designed to ensure there is no increased risk of flooding.



Natural Resources Wales Development Advice Map extract.

3.1 Use

The proposal looks to deliver (Use Class B2) general industrial units.

3.2 Amount

The proposal is to consist of 6 units with a floor area of 128m²

3.3 Density

The overall site is 0.32Ha with a proposed 6 units, this is a density of 18 units per ha.

3.4 Scale

The proposed units will be single storey. They are a comparable size and scale to those opposite and adjacent buildings to ensure the continuity of the street scene.

4.1 Layout

The layout has been designed to provide adequate parking for staff and visitors, while allowing good access for deliveries and collections.

4.2 Character, Street Scene and Appearance

The buildings have been designed to have a sympathetic site layout that responds to its environment, it is hoped that the scheme will fit seamlessly into the locality.

4.3 Landscape

Plant life will be provided within the development.

4.4 Key Building Elements and Materials

The selected building materials are listed below. These have been chosen based on the proposed use and adhere to required specifications and standards of the industry.

- Profile cladding roofs
- Profile cladding walls
- Overhanging eaves and barges
- Aluminium rainwater goods
- Grey window frames

4.5 Secured by Design

The development will be undertaken subject to local security standards and national guidance to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

5.1 Transport Assessment

This is a summary of the accessibility of the proposed site, which considers movement and mobility options via existing transport modes.

5.2 Walking and Cycling

There are local facilities and services accessible within a short walk or cycle. Within close proximity of the site there are convenience shops, a large leisure centre and a post office. A large Tesco superstore is located 1.3 miles from the site.

5.3 Public Transport

Its transport links are strong, served by a bus stop where Gwynant meets Hampden Way. From here there are regular buses operating to Wrexham centre (no2). Additionally, Ruabon rail station is approx. 1.1 miles north east of the site (approx. 15 minutes by walking). From here there is a regular service to Wrexham General Train Station, with the journey taking approximately 6 minutes.

5.4 Cars

Whilst the site has strong public transport links and active transport options, for householders who require long-distance connectivity for work or other purposes the site has a good road connectivity. The A483 is accessible within approx. 1 mile.

5.5 Access Equality and Inclusivity

The developer is fully committed to a policy of equality, inclusion and accessibility.

This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Design and Access Statement, the following design guidance has been followed:

Approved Document M	BS 8300 (2001)
Disability Discrimination October 1995	Planning and Access for the Disabled
Building Bulletins	

Key access issues of Design and Planning Stage will include:

Internal Environment	Approach to the site
Entrance Pedestrian	Appraisal

5.6 Access and Movement

Access and movement has been considered throughout the design process, with the aim of providing a safe and comfortable environment for all people moving around the site.

A new vehicular access will be provided into the site, with individual parking spaces provided in accordance with parking provision standards.

The proposed units aim to meet the highest standards of accessibility and inclusion so that all potential occupants can use the site safely and easily regardless of disability, age or gender. The units will meet the requirements of Part M Section 1

Additionally, the close proximity of the public transport bus routes on Hampden Way, are a strong motivator for residents to minimise car use, or forego car ownership.

6.1 Other considerations for future design

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure best practice.

6.2 Conclusions

The proposal has been developed to ensure that all constraints and opportunities have been addressed and the final design provides a legible and coherent development.

The units themselves look to deliver 6 high quality commercial units to meet the local need. With this in mind, we feel the scheme is both successful and will deliver the space required for Local and National companies. If you have any further queries, please don't hesitate to make contact.