

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

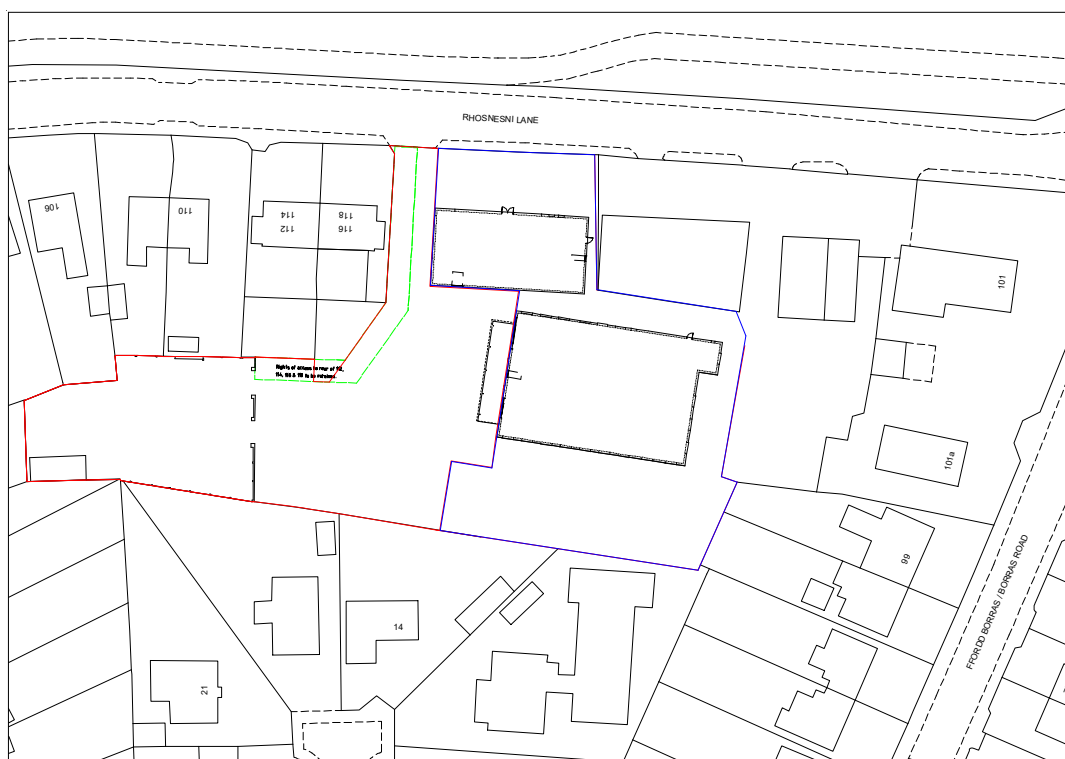
Paul Clifton
124 Rhosnesni Lane
Wrexham
LL12 7NB

Statement required for:

Proposed new commercial units on land to the rear of 120 Rhosnesni Lane, Borrass, Wrexham.
LL12 7NB.

1. Brief:

- 1.1 We have been approached by our client to seek the planning permission required the proposed development.
- 1.2 We have previously obtained outline planning consent for a residential development on this parcel of land under application no: P/2018/0588.
- 1.3 The proposal put forward is in line with the current use of the site, and is aimed at supporting the local economy and promoting small businesses/start-ups in the area.
- 1.4 It's understood that a previous use of elements of the site included a builders yard, this has been secured using brick walls and gated access points.

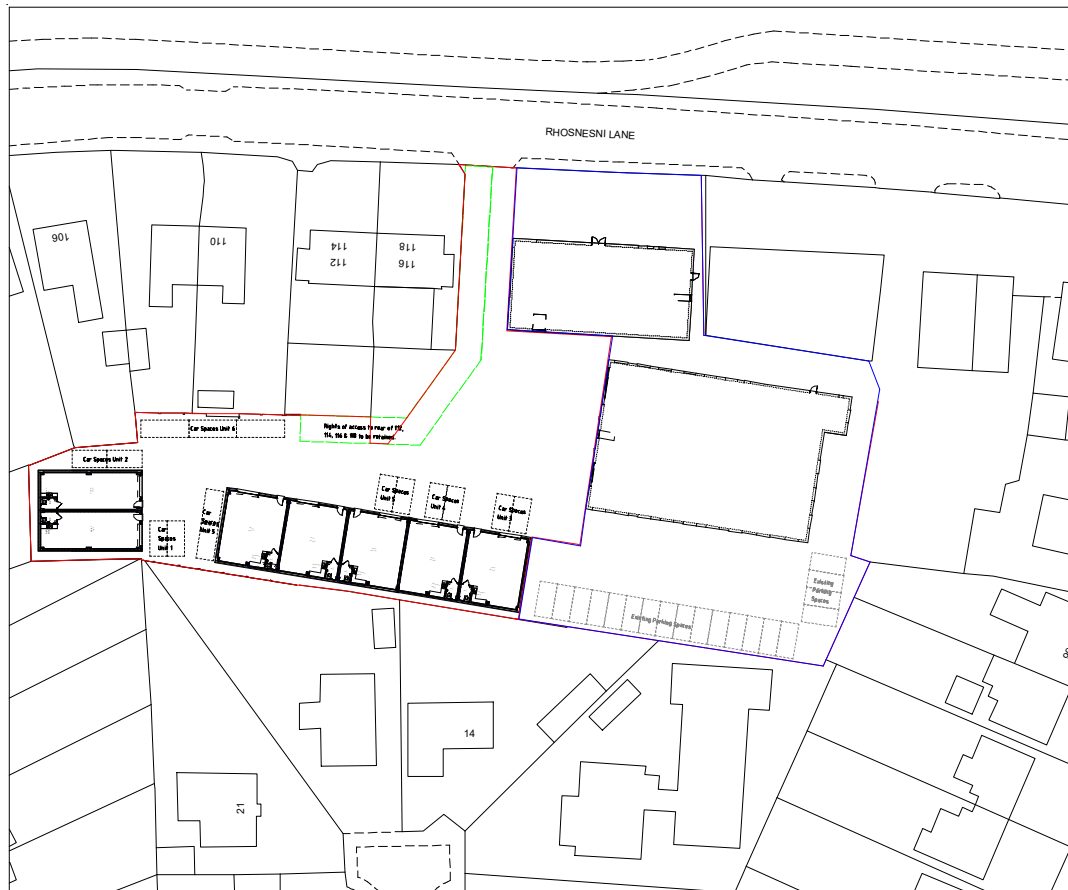


**1.
Existing Site Plan**

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

- 2.1 There is a current vehicular access point off Rhosnesni Lane 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. Visibility Splays are provided as existing across third party land.
- 2.2 Rhosnesni Lane has a speed limit of 30mph, a speed which we don't believe vehicles can sustain due to the traffic calming measures that are in place along the highway.

- 2.3** The existing site and its use is categorised as commercial with a varied array of units within a large structure to the rear of 120 Rhosnesni Lane. All other aspects of the site are to remain unaltered as part of the proposal submitted.



2. Proposed Site Plan

- 2.4** There is a right of way for occupants of 112, 114, 116 & 118 in the form of a 12ft access route to the rear of their properties. As part of the development it has been noted this rights of access is to be retained and remain unaltered as can be seen on drawing no C139/006.
- 2.5** The site address is Rhosnesni Lane, to the east this highway joins Borrass Road roundabout. The road network allows vehicles the opportunity to access the busy roads of Chester Road and Holt road via Dean Road. Holt Road and Chester Road terminate close to Wrexham town centre which means the site is within a short car journey of the town. In the opposite direction Holt Road joins with the A516 and the new bypass which has been constructed to improve access into Wrexham industrial estate.
- 2.6** The A516 links up with A483 at the Gresford roundabout intersection, the A483 is the main dual carriageway linking Chester (northbound) and Oswestry (southbound), this means the site is easily accessible.

- 2.7** The site is within walking distance of a local convenience store located on Dean Road or in the opposite direction a store on Rhosnesni Lane. The town centre is also within a 10-15 minute walking distance of the site where many local conveniences can be found such as large supermarket chains, restaurants and leisure facilities.
- 2.8** Following LPG guidance note 16 B2 planning use states 1 space per 50m² is required. As part of the proposal put forward we have ensured this is the case and each unit is served by a minimum of 2 parking spaces.



3. Existing Access Point

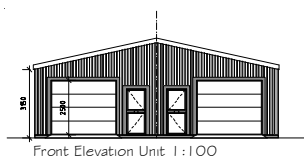
3. Character:

- 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 secondary school a stone's throw from the application site has been extended and altered to provide the town with what is known as a super school with some 1250 pupils.
- 3.2** To the east of the application site on Rhosnesni lane, a vast majority of the commercial units have been altered over time. Commercial units in the vicinity include Clifton's show room and a Barbers shop.
- 3.3** Directly behind 120 Rhosnesni Lane a large commercial unit is present which is occupied by a number of businesses, the occupation of the building is having a positive contribution to the area allowing businesses to support one another in what has become a difficult economic environment.
- 3.4** There was a former builders yard on the application site to the rear of 110 Rhosnesni Lane this area is secured by means of a brickwork wall and security fencing. The unit to the rear of 120 Rhosnesni Lane is industrial in character, constructed from brickwork with corrugated roofing sheets forming the roof covering to the unit. Other commercial units occupying the wider site are in a good state of repair having received some investment to improve their appearance which has had a positive contribution to the surrounding residential properties.

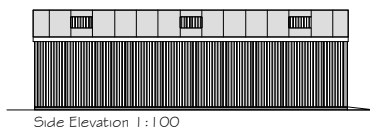


5. Existing site photos

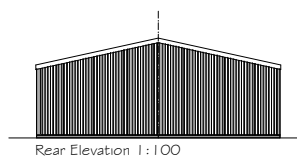
- 3.5** The shop unit to the sites frontage is bland in character. Its original construction appears to date back to the 50s with the fenestration and flat roof construction. As with a vast majority of commercial buildings, the unit has been altered over the years. Aesthetically the unit is in-keeping with the other commercial properties in the area.



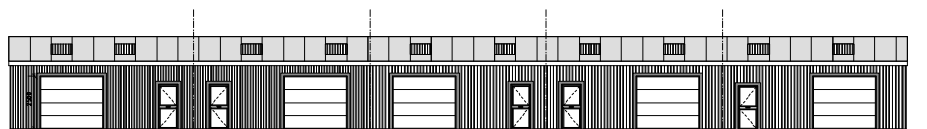
Front Elevation Unit 1:100



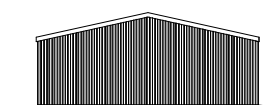
Side Elevation 1:100



Rear Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

5. Typical Elevations

4. Appearance/Design Principles & Concepts.

- 4.1** The site layout has been defined by the proposed access route into the site & surrounding residential dwellings. The design concepts follow the requirements set out by the local authority, attempting to maximize the development opportunity presented by the site.
- 4.2** Although a previous permission obtained on the land was for outline residential consent, the current owner is no exploring the retention of the existing use of the site and improving on site facilities by constructing new small start-up units.

- 4.3** To respect to amenities and character of the area, the units are to be low leaves as noted on the elevational drawings. The development would produce a high-quality finish to ensure the appearance of the units improves on the current characteristics of the site.
- 4.4** The principle of design has also been considered in relation to securing the site and the individual units. The site currently has a high level of security with gated access point preventing vehicles entering the site after hours of closing. This would remain in place as part of the proposal. This would avoid any anti-social behaviour occurring at the site during evenings when buildings aren't occupied.
- 4.5** Personnel entrance doors are sited to the frontage of each unit, this design feature will ensure any walls adjacent to residential boundaries can provide an acoustic barrier between curtilages. This would enhance their privacy as currently the site is open and is subjected to possible noise disturbance from vehicles or deliveries of materials to the existing units which occupy other elements of the site.
- 4.6** The new buildings will consist of a portal steel frame design with corrugated steel cladding finish. With various materials used on surrounding buildings the variation will add character to the area.

5. Community Safety

- 5.1** According to information available to the general public there has been 36 crimes reported in ward of Maesydre for the month of December 2021. The crimes reported vary from burglary 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 introduction of small commercial units to the area would see an increase in these crime figures.
- 5.3** The inclusion of this development to vicinity will vastly improve the natural surveillance.
- 5.4** The proposed development would deter vandalism with the site being completely occupied and secured.

6. Environmental Sustainability

- 6.1** The units will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the offices, kitchenette and toilet facilities will be thermally and acoustically efficient.
- 6.2** The unit will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.3** All waste from the new unit will be safely disposed of. The site will be secure upon completion which will ensure any fly tipping will be avoided on this particular 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** Support of this application on a brownfield site would add to the economic growth of the county, assisting in providing small start-up units for the local businesses.
- 8.2** Development of this parcel of land would benefit the existing use of the wider area with commercial properties located to the North-East.
- 8.3** The construction of small commercial units within this area will support other local businesses by means of generating a form of income from other sources as well as the surrounding residential properties.
- 8.4** 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:
Dafydd John Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd*