

DESIGN AND ACCESS STATEMENT

- Vision:**

The project looks to provide a modern office, warehousing, ancillary accommodation, parking and hard standing for Proserve Logistics Limited. The development is designed to continue the architectural context of the surrounding building/Landscape whilst supplying good quality accommodation/landscaping.

The development includes a rear extension to the main warehousing facility utilising previously approved development land which is current used for hardstanding.

The site is located with the Wrexham Industrial Estate which is subject to supplementary planning guidance relating to ecology, the proposal is sympathetic to the needs of the local area and strives to embrace sustainable design with all elements of the design and build.

- Client:**

Proserve Logistics Limited, 12 Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT

- Project Description:**

Proposed warehouse extension and additional hard standing for parking and landscaping.

- Address of Scheme:**

12 Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT

- Scheme scale:**

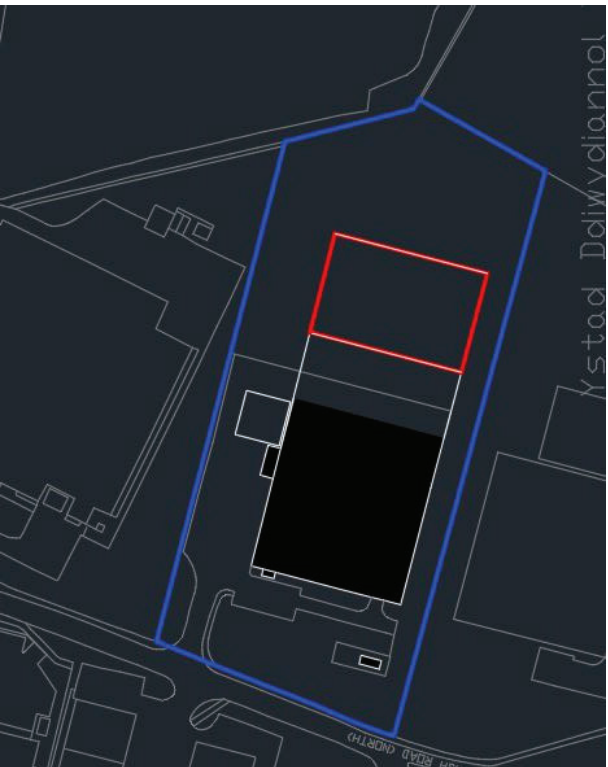
Site area - 18,387 Sq. M.

Building Areas:

Existing Building Area - 4,563 Sq. M.

Proposed Warehouse Extension - 1,963 Sq. M.

Total Proposed Area - 6,526 Sq. M.



Location Plan



Photos of the site

DESIGN PRINCIPLES AND CONCEPTS:

- **Character:**

Existing:

The existing site consists of warehouse. The scrub land to the rear of the site has very few features as per the ecologist report included in the planning application.

Proposed:

The proposed building extension will retain the Ridge and Eaves height of the existing building as per the approved scheme P/2017/0150. The proposed extension includes six structural bays to the rear of the ware house.

The original hardstanding areas original approved are to be utilised within the proposed development. The total area of habitat area will remain the same as previously approved, no further development is to encroached into he protected areas.

The buildings/ external works appearance will be sympathetic to their surroundings, the buildings will replicate the existing character while externals works will be sympathetic in approach.

- **Context:**

The physical context of the development takes influence from the existing architectural context. The overall proportions marry that of the surrounding buildings in depth, length and height. The external features will duplicate that of the surrounding area to continue the theme.

The proposals physical effect on its industrial surroundings will be minimal given its traditional ethos and architectural strategy. The development has taken influence from industrial styles which is hoped will enable the development to sit seamlessly within area.

Socially the impact of the proposal will be negligent given is open industrial location. The proposal does not sit in or close to any significant area/town or village.

The proposal will have a positive effect on the economy of the area, firstly Proserve Logistics Limited are a long established company well known throughout the area and further afield. The economic benefits proposed will centre around local employment, firstly with the construction and implementation of the project, it is proposed that when possible local labour, materials and forms will be utilised to carry out works.

Following construction it is proposed that Proserve Logistics Limited long standing employment/recruitment in the area will continue and consequently provide economic improvements through employment.



Proposed Site Plan