



KINGMOOR PARK, WREXHAM
DESIGN & ACCESS STATEMENT
JULY 2016

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1. INTRODUCTION

1.1 Introduction

This Design and Access Statement has been prepared by AEW Architects on behalf of Gardenbreeze Limited in support of the Reserved Matters Application for the site at Bryn Lane.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development.

The purpose of this statement is to describe in detail the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site. The Reserved Matters Application will address changes from the Outline Approval in terms of appearance, landscaping and mitigation, and scale only.

The Design and Access Statement is to be read in conjunction with drawings prepared by AEW Architects and supporting Consultants reports, to accompany the application submitted to Wrexham County Borough Council.

It is submitted as a statutory requirement of the planning process and has been formulated to reflect current advice on design best practice, including CABE's advice on how to produce Design & Access Statements. It is intended as a positive and helpful tool for the Council and interested third parties alike, and demonstrate in succinct terms the extent of consideration that has been invested in the scheme design layout.

This statement seeks to provide the contextual background that has informed the design process, describes the evolution of the design in response to consultations and illustrates the key elements of the scheme both in terms of function and form.

This Design and Access Statement supports the Reserved Matters Application for a storage and distribution development. The overall concept is of high quality sustainable development utilising contemporary detailing that reflects the fresh and dynamic approach of Gardenbreeze to industry, sustainability and environmental awareness.

1.2 Planning Application Drawings

DR-A-0501 Rev P1	A0	1:1250	Location Plan
DR-A-0502 Rev P1	A1	1:1250	Existing Site Plan
DR-A-0503 Rev P1	A0	1:1250	Proposed Site Plan
DR-A-0504 Rev P1	A0	As indicated	Existing and Proposed Site Sections
DR-A-0507 Rev P1	A1	1:500	Proposed Ground Floor Plan
DR-A-0508 Rev P1	A1	1:500	Proposed First Floor Plan
DR-A-0509 Rev P1	A1	1:500	Proposed Roof Plan
DR-A-0510 Rev P2	A1	1:500	Proposed Elevations
DR-A-0511 Rev P1	A1	1:500	Proposed Building Sections
DR-A-0512 Rev P1	A1	1:1250	Proposed Building Site Plan
4090-01	A1	1:250	Landscape Proposals
5875.001			Ecological and Landscape Management Plan

2. SITE AND SURROUNDINGS

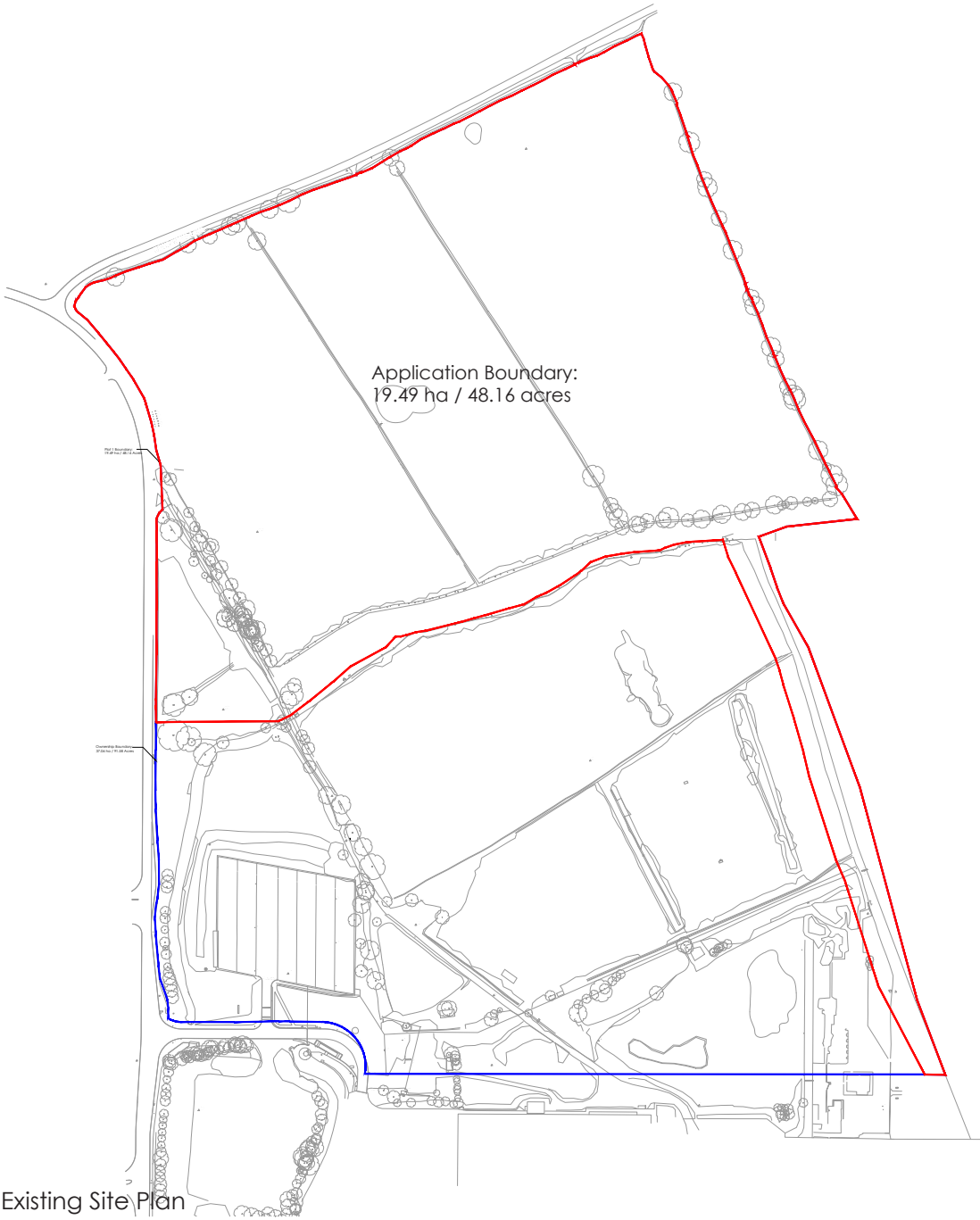
The proposals are based on the original Outline Application. The approved application conducted a thorough assessment of the site's immediate and wider context, undertaken through desk-based research, site visits and observations, consultations and an access audit. It has been informed by a wide range of technical surveys that were commissioned by Gardenbreeze in support of the application.

2.1 Landscape

The application site covers an area of 19.49ha and is located off Bryn Lane and Ridley Wood Lane, Wrexham Industrial Estate. The site is currently vacant and used intermittently for pastoral grazing.



Aerial Image of Site



Existing Site Plan

2.2 Context

The site is located adjacent to the Wrexham Industrial Estate which contains a number of large industrial developments providing significant employment contributions to Wrexham. To the immediate South, East and North of the site are open grassland fields used for agriculture. Further to the South is the existing Norbert Dentressangle complex (former TDG facility). To the East are several detached residential dwellings of Isycoed. To the immediate West of the site, on the opposite side of Bryn Lane are a number of residential properties, the Kellogg's plant and a major recycling facility. The site forms part of Wrexham County Borough Council's UDP Allocation E3, single major user. Land to the South of the site has secured Outline Planning Consent for a major warehouse development at appeal. This Reserved Matters Application is following the Approved Outline Planning Consent on the site for a unit of Class B8.



Site view looking East from Bryn Lane



Site view looking West from B5130



Site view looking South from Ridley Wood Road

3. INFRASTRUCTURE, ROADS AND SERVICES

The site is immediately bounded by Bryn Lane to the west and Ridley Wood Road to the north. To the east there is the B5130 with the southern boundary facing agricultural land and an industrial estate further south. The site is accessible from Bryn Lane, which joins Oak Road to the South and Hungmore Lane to the North. The A534 Wrexham Road is accessed via Hungmore Lane.

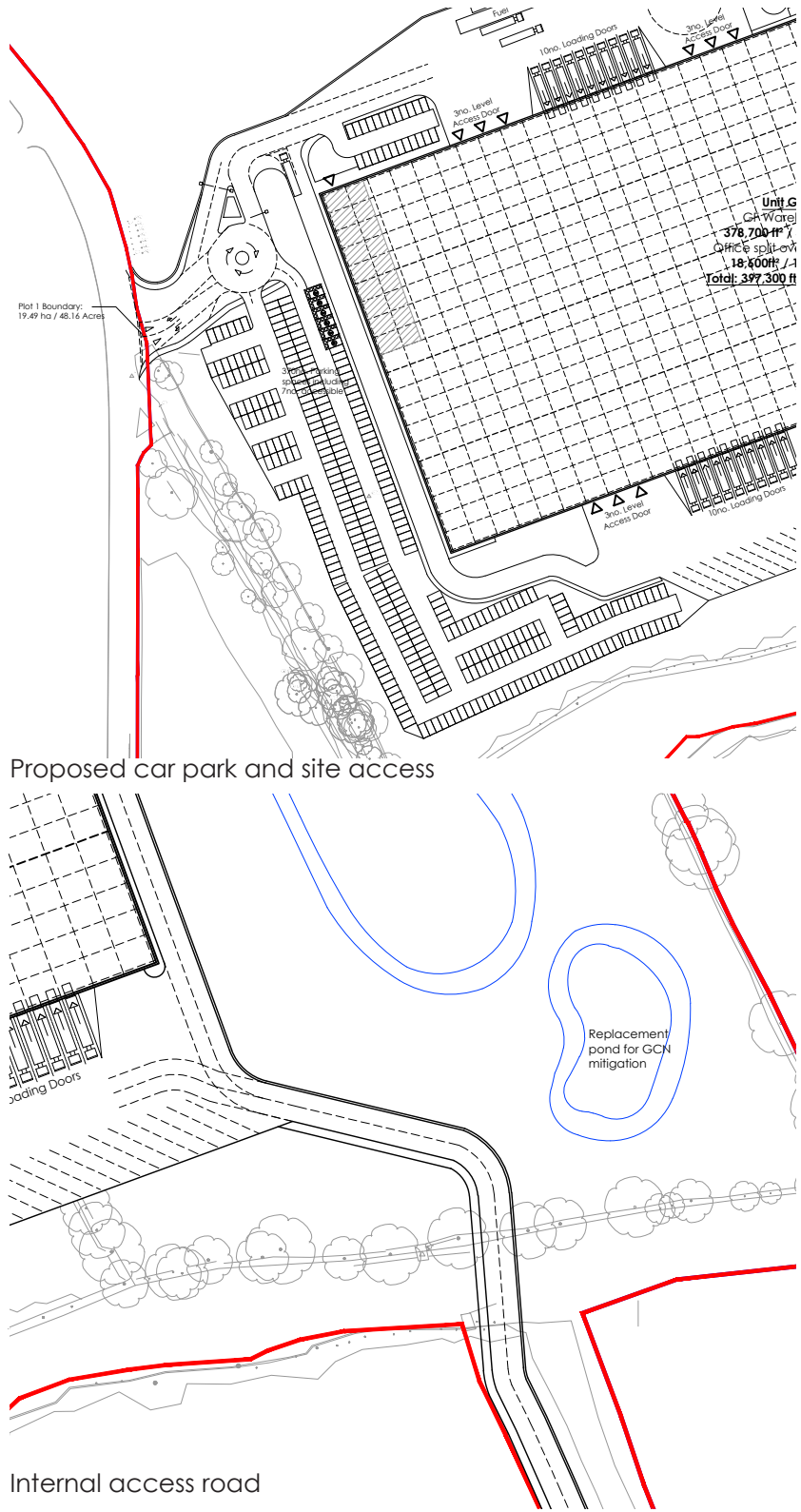
Wrexham Town Centre is 4.4miles away by car along Bryn Lane and A534. There are multiple bus routes with the nearest bus stop to the site being 0.8 miles away on Abbey Road. The closest train station is Wrexham Central where connections to the wider UK are available.

The site gradually falls away from Bryn Lane with the lowest point sitting approximately 7m below Bryn Lane level. The new main site access will be created off Bryn Lane, with a gradient no steeper than 1:20. The new access road will incorporate a bus stop to make it easier to access the site and surrounding sites. In addition to this, there will be a gatehouse, right turn lane for accessing the care park and bus/cars exit route. The site is inaccessible from the south, north or east. There will also be a new internal access running north south, provided at the back (East) of the site, connecting to the existing Norbert Dentressangle facility. The position of the proposed road has not changed from the Approval Outline Consent, however due to the reduction in building footprint and yard sought, the proposed road will be extended further west to connect to the yard.

The staff and visitor car parking provision is located to the front (west) of the site, consisting of a total 370 spaces including 7 accessible spaces. This is a larger car park than was previously given Approval as it brings the figures in line with Wrexham Borough Councils LPG Note 16 - Parking Standards for B8 usage. The proposal will minimise disturbance to the remaining part of the site whilst providing safe pedestrian travel between the car park and the entrance to the building.



View looking south from the junction of Bryn Lane and Ridley Wood Road towards the proposed site access point



4. DESIGN POLICY GUIDANCE

4.1 By Design (DETR/CABE)

This document provides guidance primarily to urban developments but its principles should be applied to general good design practice, regardless of its type and location.

‘By Design’ highlights the fact that good design is important everywhere and the creation of successful places depends on the skills of designers and commitment from those who employ them, as well as input from the planning system. The key aspect it focuses upon includes the design of buildings and spaces, landscapes, roads and movement systems.

‘By Design’ states that successful streets, spaces, villages, towns, and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good design. They help to remind us what should be sought to create a successful place. ‘By Design’ lists the objectives of urban design as follows:

- CHARACTER - A place with its own identity
Planning should promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
- CONTINUITY AND ENCLOSURE - A place where public and private spaces are clearly distinguished
Planning should promote continuity of street frontages and enclosure of space by development which clearly defines private and public areas
- QUALITY OF THE PUBLIC REALM - A place with attractive and successful outdoor areas
Planing should promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
- EASE OF MOVEMENT - A place that is easy to get to and move through
Planning should promote accessibility and local permeability by making places connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

- LEGIBILITY - A place that has clear image and is easy to understand
Planning should promote legibility through development that provides recognised routes, intersections and landmarks to help people find their way around.
- ADAPTABILITY - A place that can change easily
Planning should promote adaptability through development that can respond to changing social, technological and economic conditions.
- DIVERSITY - A place with variety and choice
Planning should promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

4.2 Planning Policy Overview

For detailed planning policy analysis please refer to the Planning Statement prepared by HOW Planning and submitted as part of this planning application.

4.3 National Planning Policy Context and Guidance

- Planning Policy Wales, Edition 8, June 2016
- Wales Spatial Plan - People Places and Futures (2008)
- Technical Advice Notes (TANs)
TAN 5 - Nature Conservation and Planning (2009)
TAN 8 - Renewable Energy (2005)
TAN11 - Noise (October 1997)
TAN12 - Design (2016)
TAN15 - Development and Flood Risk (July 2004)
TAN18 - Transport (March 2007)

4.4 Local Planning Policy & Guidance

- Wrexham Local Development Plan 2 (LDP2) 2013 to 2028
- Wrexham Unitary Development Plan (2005)
- Strategic Policies PS1, PS2, PS3, PS4, PS11, PS12

Policy EC6 - Biodiversity Conservation

Policy EC12 - Development and Flood Risk

Policy EC13 - Surface Water Runoff

Policy E3 - Large Single User Employment Site

Policy T6 - Primary and Core Highway Network

Policy GDP1 - Development Objectives

Policy T8 - Parking

- Local Planning Guidance (LPGs)

LPG Note 6 - Access to and use of Buildings (September 2005)

LPG Note 7 - Landscaping and Development (November 2003)

LPG Note 16 - Parking Standards (November 2011)

LPG Note 17 - Trees and Development (December 2012)

LPG Note 24 - Designing Out Crime (May 2003)

LPG Note 26 - Landscape and Industrial Development (November 2003)

LPG Note 32 - Biodiversity & Development (March 2011)

5. CONSULTATIONS

The approved Outline Proposal represented a form of development which was previously discussed with the council in detail and subsequently agreed that there were no technical constraints to the development. Various parties were consulted including the Countryside Council for Wales, the Council's ecologist and the Council's Highways Department. The Reserved Matters Application seeks approval for a building of the same yard and footprint.

6. DESIGN CONCEPT, PRINCIPLES AND EVOLUTION

6.1 Design Principles

The following key principles for the Approved Application were identified from a detailed assessment of the site and its surroundings, an evaluation of issues and opportunities, a consideration of planning policies and local authority guidelines. These have been brought forward in this Reserved Matters Application.

- Minimising the environmental impact
- Enhancing the site's natural habitat and ecological features
- Providing a scheme that will reflect the client's business approach
- Design of a new site's access
- Creation of the most efficient layout for the warehouse operation
- Extensive use of natural or zero carbon materials to reflect environmental awareness.
- Design of a functional scheme of commercial character which would successfully blend in with the existing landscape and cause minimal visual impact

6.2 Site Analysis

A thorough site analysis was undertaken for the Approved Outline Application to provide a fully informed rationale to the concept design. Further site analysis has been done for this Reserved Matters Application to update that information, to continue to design a suitable building for both the end user and the wider site.



The main constraints identified at the site are the range of ecological and landscape features present on the site. Their significance in terms of ecological and landscape value has been assessed and where there have been identified as important, every effort has been made to retain them. For instance, the triangle of land fronting Bryn Lane has been identified as having an ecological function and is excluded from the design and will not be built upon or disturbed in any way in order to preserve valuable natural habitat. Another area of interest is a tree belt at the site's south boundary. It consists of extensive shrubbery, trees of all ages, some of which have Tree Preservation Orders attached to them. There are two streams flowing within the tree belt. Similarly to the land in the south/west corner, the tree belt provides valuable natural habitat and will be excluded from development proposals and protected wherever possible. The only point of intervention will be the crossing of the secondary access road, approximately 7m wide. Due to the large change in levels (circa 4-5m) it will be provided in the form of a bridge crossing, therefore maintaining the stream's flow and wildlife movement. The position of this road and bridge has not changed from the Approved Outline Consent. The intention is to retain as much existing shrubbery as possible. It is intended to limit tree loss as far as possible.

Access studies informed the design in terms of the building footprint siting, positioning of the car park, access road and the secondary road, which is required to link the proposal site with the existing Norbert Dentressangle Logistics Ltd facility to the south. The access to the highways network has previously been agreed with the Council.

Level differences, to a degree, dictated the position of development zone within the site. Environmental strategies also influenced the general site layout, positions of wildlife corridors and landscape design.



View over the triangular land of ecological interest



View of the tree belt from Bryn Lane

6.3 Building Design Evolution

Through the course of the Approved Outline design a number of alternative proposals were developed, all incorporating the underlying concept of expressive yet functional form, thereby assisting the company's branding, sensitive to the natural environment, with contemporary high quality design.

The general layout of the building follows direct requirements of the Client: footprint, circulation and phasing of development were determined during the feasibility stage of the proposal. These principles have been carried forward into this Reserved Matters Application, keeping the development area to a functional minimum and offers the remaining part of the site as landscape and ecological design. Further information can be found in the supporting ecological report by Eaves Landscape.

Approved Outline Application Landscape Plan



Proposed Landscape Plan



7. THE SCHEME PROPOSALS

7.1 Quantity

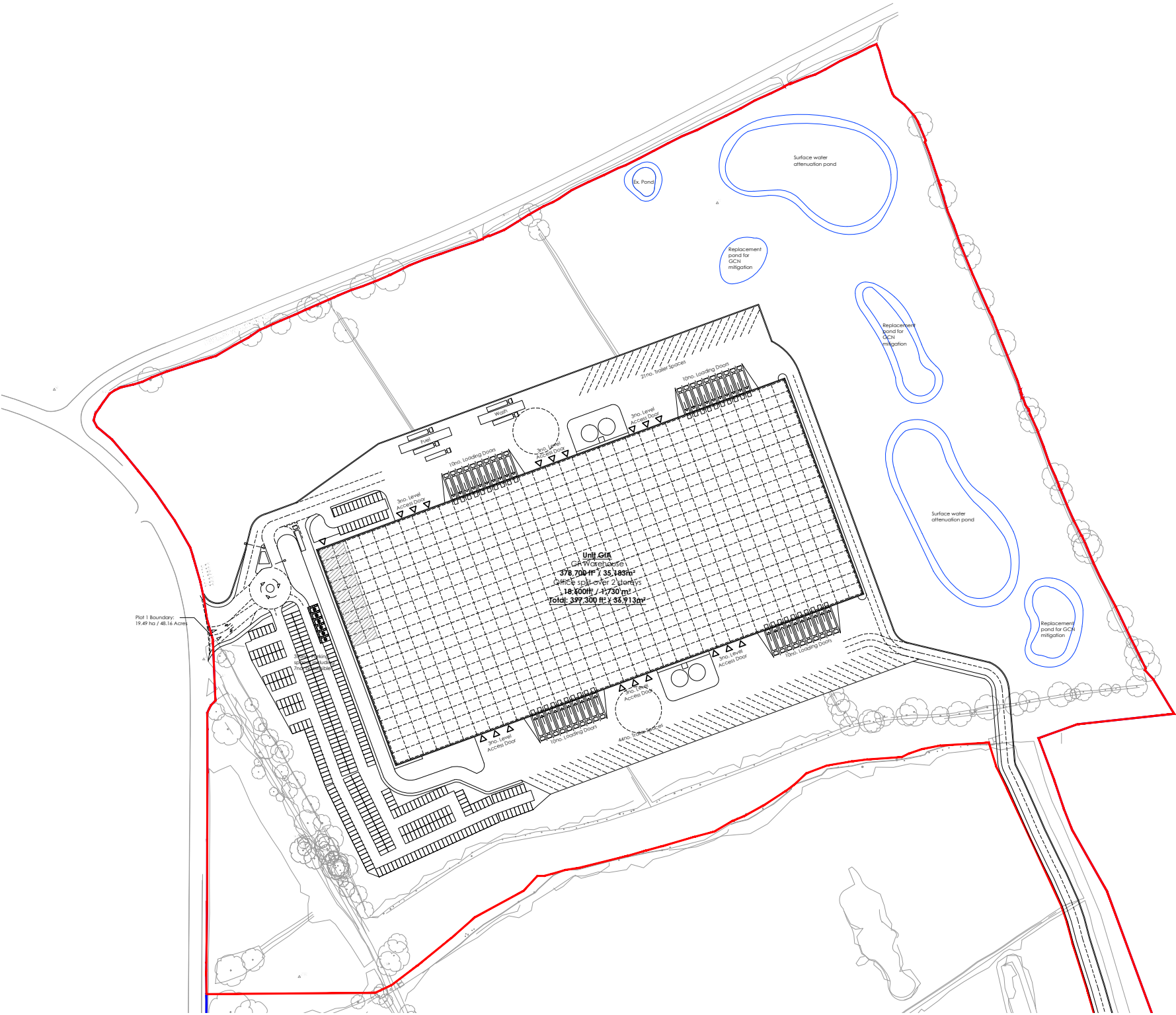
The purpose of this Reserved Matters Application is to provide a facility for Gardenbreeze. The proposed internal link connects the existing site to the south with the new development.

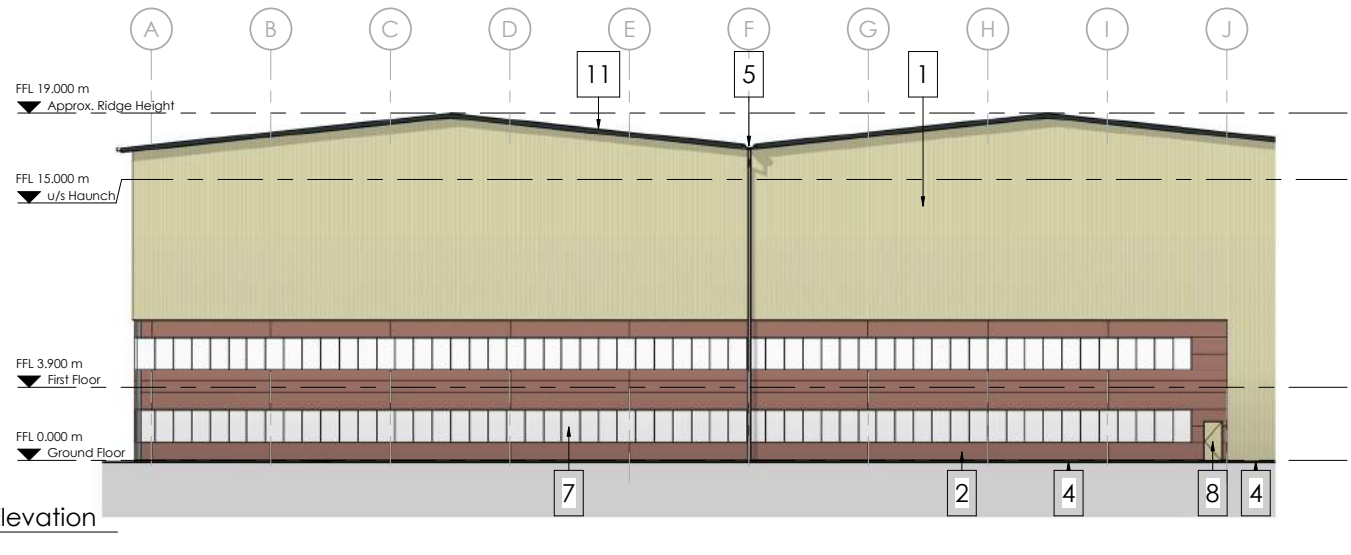
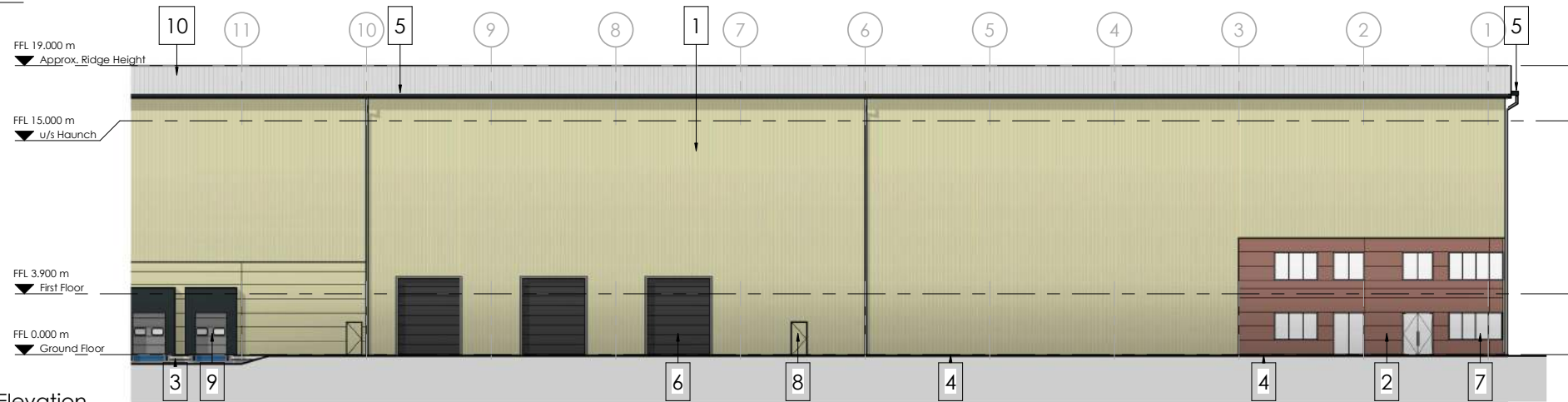
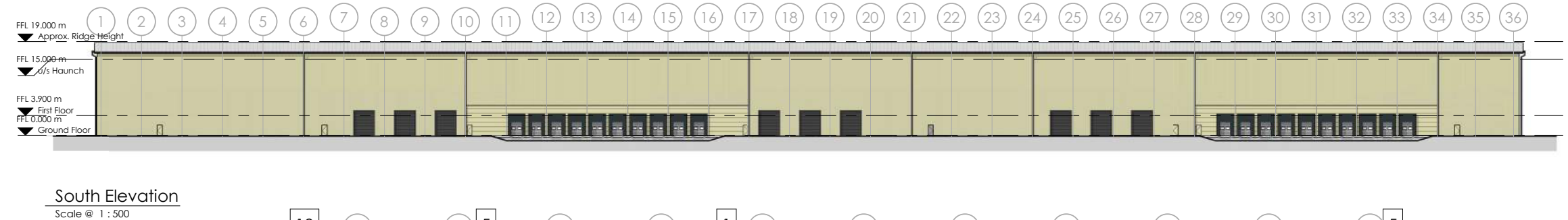
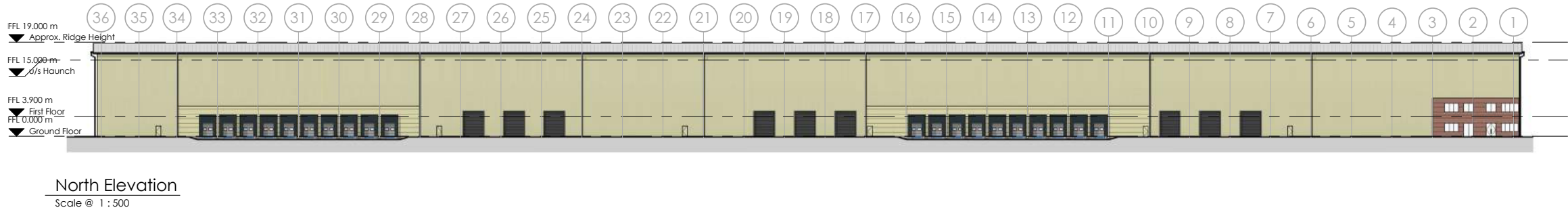
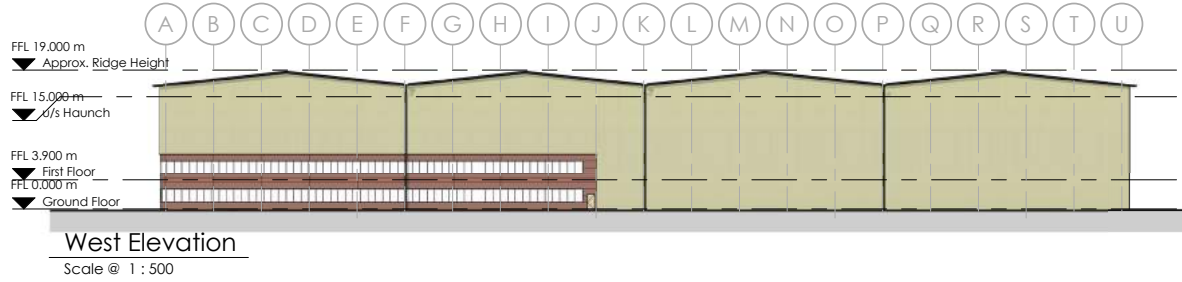
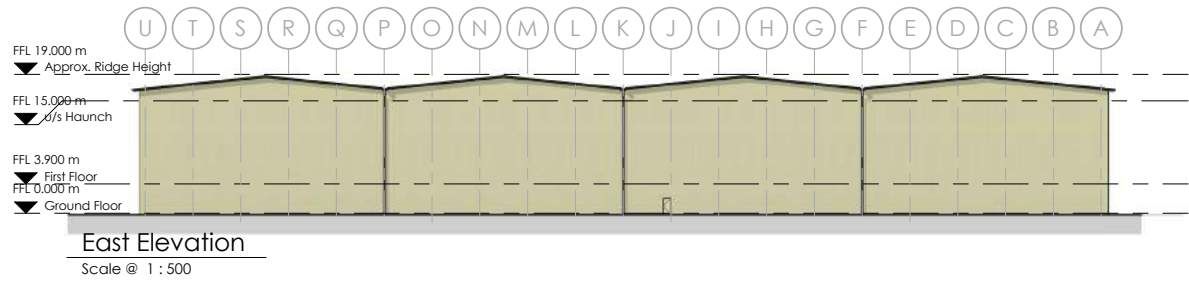
In total the scheme will provide 36,913 sqm Gross Internal Area (37,300 sqm GEA) of B8 warehouse area and two storey office element. The ancillary office accommodation provided included in the GIA is 1,730 sqm. The building is supported by 370 parking spaces including 7 accessible spaces. In the yard, provision has been made for 65 HGV trailer spaces and fuel and wash stations. There is also accommodation for a bus stop at the site entrance to allow for more sustainable options of transport other than car. This will serve not only this particular site but also several developments across Bryn Lane. This was previously agreed with WCBC Highways Department and Approved in the Outline Application. There will be on site provision for bicycle and refuse storage in accordance with Wrexham Borough Council LPG Note 16.

In summary the proposal will create:

- A form that responds to the direct needs of the intended occupier in terms of functionality, and company branding.
- A secure and healthy work environment.
- A design utilising a palette of materials that is sympathetic with its surroundings and the local vernacular.
- Maintenance of the natural habitat surrounding the development.
- Potential for high quality architectural design.
- Sustainable awareness.
- An accessible development.
-

Approaching the site from Bryn Lane there is an access road, carefully designed to provide collision free movement of lorries, cars, bus, cyclist and pedestrians, whilst maintaining security of the development. The operational zone of the development is created on the buildings perimeter and incorporates loading/unloading, traffic parking, wash and fuel facilities. Pedestrian travel is kept to a minimum due to the office provision being designed close to the car park.





- Material Key**
- 1. Verically laid metal profiled cladding
 - 2. Horizontally laid flat composite panel
 - 3. PCC Prowall
 - 4. PPC Aluminium drip flashing
 - 5. PPC Aluminium gutter and downpipe
 - 6. Jumbo level access loading door
 - 7. PPC Aluminium frame fixed strip ribbon windows. Glazing to be double glazed
 - 8. Steel fire escape door (Colour to match adjacent cladding)
 - 9. Sectional loading door with vision panels
 - 10. Trapezoidal profiled metal roof cladding system
 - 11. PPC Aluminium verge flashing

8. SITE CONTEXT AND LANDSCAPE CHARACTER

8.1 Landscape

The site is set within a mixed character area of industrial and rural land use. Despite neighbouring properties being mainly industrial in nature, this site itself has rural characteristics.

Great care has been taken to provide a suitable landscaping scheme and environmental mitigation measures. Detailed reports containing the ecological surveys, undertaken impact assessment, an ecological mitigation framework, landscape design etc. were submitted as part of the Approved Outline Application, and again in this Reserved Matters Application.

Extensive tree planting is incorporated within the landscape design to enhance and protect the natural habitat. This also creates an interesting series of screens and background to the development as viewed from Bryn Lane and the surrounding neighbouring area. Further details can be found on the Landscape Plan prepared by Eaves Landscape.

8.2 Access

Gardenbreeze are committed to a policy of equality, inclusion and accessibility in the delivery of a building which will be used by visitors to the building and habitats. Gardenbreeze fully recognises the diversity of cultural, religious and individual abilities of future users and employees and is active in ensuring that any potential sources of discrimination are addressed.

The intention of the design is to make the premises as accessible as possible, in line with local planning policy and the obligations that will be imposed upon the future users as service providers under the Disability Discrimination Act 1995.

Ease of use by all potential users (including disabled people, parents and children, older people, and young people) is also considered to be an essential element of breaking down language and cultural barriers.

The position of the site allows for access by both car and bicycles with provision for parking being on site for both. Pavements around the site allow for pedestrian access with the proposed bus stop providing an alternative means of transport to the site. Pavements on site are a minimum 2000mm with drop kerbs where necessary. External main entrance doors will be in compliance with DFA 2 with clear openings of 1000mm. Entrance and main circulation doors will be designed to provide

a minimum of 850mm clear access width, and a clear width of 925mm whenever possible. A level threshold shall be provided to all pedestrian entrances with no up-stand greater than 15mm in height. All access controls will be within reach to all users. Manifestation shall be provided in accordance with Approved Document M (2013).

Where possible, opportunities will be taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the building and to improve design standards overall. Internal finishes will be typical of a commercial environment with tonal variations between doors and walls.

Personnel doors have been provided in accordance with Building Regulations Approved Document B. Personnel doors will be provided in the form of steel Fire Escape doors (colour to match the adjacent cladding).

All fire doors and toilet doors that are required to remain closed for privacy, acoustics or energy control reasons, are to be fitted with adjustable or cam-action self closing devices, set to lowest resistance level and fitted with low friction latches (as required) to achieve a maximum opening force at leading edge in accordance with latest Building Regulations / BSI guidance.

9. SUSTAINABILITY AND BREEAM

Gardenbreeze are committed to sustainability initiatives in business and architecture. The design team for this project have continued to make great effort to ensure that the Reserved Matters scheme meets or exceeds the previously Approved Outline scheme requirements for sustainable development:

- The majority of the materials specified will be natural or sustainably manufactured. Materials have been selected based on their high quality, robustness and low environmental impact through their life cycle.
- Suppliers and manufacturers who operate Environmental Management Systems will be prioritised. A preference of low VOC materials are preferred. All timber used within the development will be responsibly sourced, verified by the FSC or PEFC standard and consideration will be given to local sourcing of construction material where feasible.
- The site will be sustainably drained (drainage report enclosed with application)
- Natural habitat of the site will be enhanced by careful landscape design as shown on the supporting landscape plan.
- Other applied solutions will help to improve general proposals, for example the installation of heat recovery systems.

Dedicated areas for refuse will be provided to allow for adequate bin storage to suit the client's operations. The proposed development can provide for the careful and sustainable disposal of waste during and post construction. Post construction, the buildings will be provided with a dedicated area for the provision of refuse and re-cycling facilities, tailored to operational requirements.

The building fabric will be designed to meet Building Regulation requirements. We propose to specify high performance thermal insulation which will ensure low U-values for all heat loss elements. Specification of A/A+ BRE rated products will be preferred in order to achieve a 'Very Good' standard. In order to achieve a 'very Good' the development will ensure the delivery of:

- Suitable project management
- Consideration to Health and Wellbeing
- Efficient Energy Use

- Thoughtful approach to transport issues
- Water usage reduction
- Biodiversity enhancement
- Contribution to reduce the pollution
- Careful consideration of the approved BREEAM industrial guideline documents

10. SUMMARY

The proposed Reserved Matters Application for the development of a B8 warehouse at Bryn Lane represents an improved scheme set within a sustainable environment. The design team working closely with the client and previous local council consultations have strove to create an innovative approach to industrial development.

In summary, we believe the development offers several key benefits including:

- Enhancing the currently undeveloped site
- Providing additional employability opportunities to aid in the local regeneration
- Creating a safe and healthy environment for new employees
- Contemporary yet contextual architectural design will assist in breaking the cliché of the industrial context
- The scheme will create a local precedent for sustainable development

Through detailed site analysis, reference to all relevant policy and through development we believe the proposals do merit approval again. We believe the development will enhance the character and context of the area and also strengthen its identity. The design creates a scheme that offers clarity, functionality and is easy to understand. Not only does the design offer positive additions in terms of spatial development and micro design, but also proposes a high standard of innovation through its use and architectural aspiration for an existing operator.