

DESIGN AND ACCESS STATEMENT

- Vision:**

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

The development looks to provide new head quarters for the international group at Wrexham Industrial Estate. The business constructs industrial unit's across the globe and wants to show case the possibilities with cladding and curtain walling within the building design.

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:**

Mr Garey Goss, ESL Group, 8 Salisbury Road, Wrexham, LL13 7AS.

- Project Description:**

Proposed new warehouse, containing two levels of offices accommodation and workshop area, detached dust extract building, hard standing for parking and storage and landscaping.

- Address of Scheme:**

Land off Ash Road, (South), Wrexham Industrial Estate, Wrexham

- Scheme scale:**

Site area - 12,544 Sq. M.

Building Areas:

Total Building Area - 2,605 Sq. M.

Proposed Ground Floor - 2,605 Sq. M.
Proposed First Floor - 405 Sq. M

External Areas:

Floor Plan - 2605 Sq. M.
External Works - 3,667 Sq. M.
Landscaping / Habit - 6,272 Sq. M

Mass / Habit Percentage - 50 %



Location Plan



Photos of the site

DESIGN PRINCIPLES AND CONCEPTS:

- **Character:**

Existing:

The existing site consists of scrub land which is relatively flat with a gradient towards Ash Road. The land has very few features as per the ecologist report included in the planning application.

Proposed:

The proposed Buildings look to take inspiration from its locality, and introducing new technology to providing a vocal point on entering the site. With these principals in mind the proposed new office is based over two levels, with the layout working around the site changes in heights. The materials will be polyester powder coated cladding with vertical and horizontal panels to break up the elevation treatment, curtain walling to the South West of the site to address Ash Road (South), polyester powder coated panels to the roof with transparent panels to provide natural light within the warehouse along with photovoltaic panels for the sustainability of the project.

The External Storage replicates the principals set out above and is clad with polyester powder coated panels.

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

- **Context:**

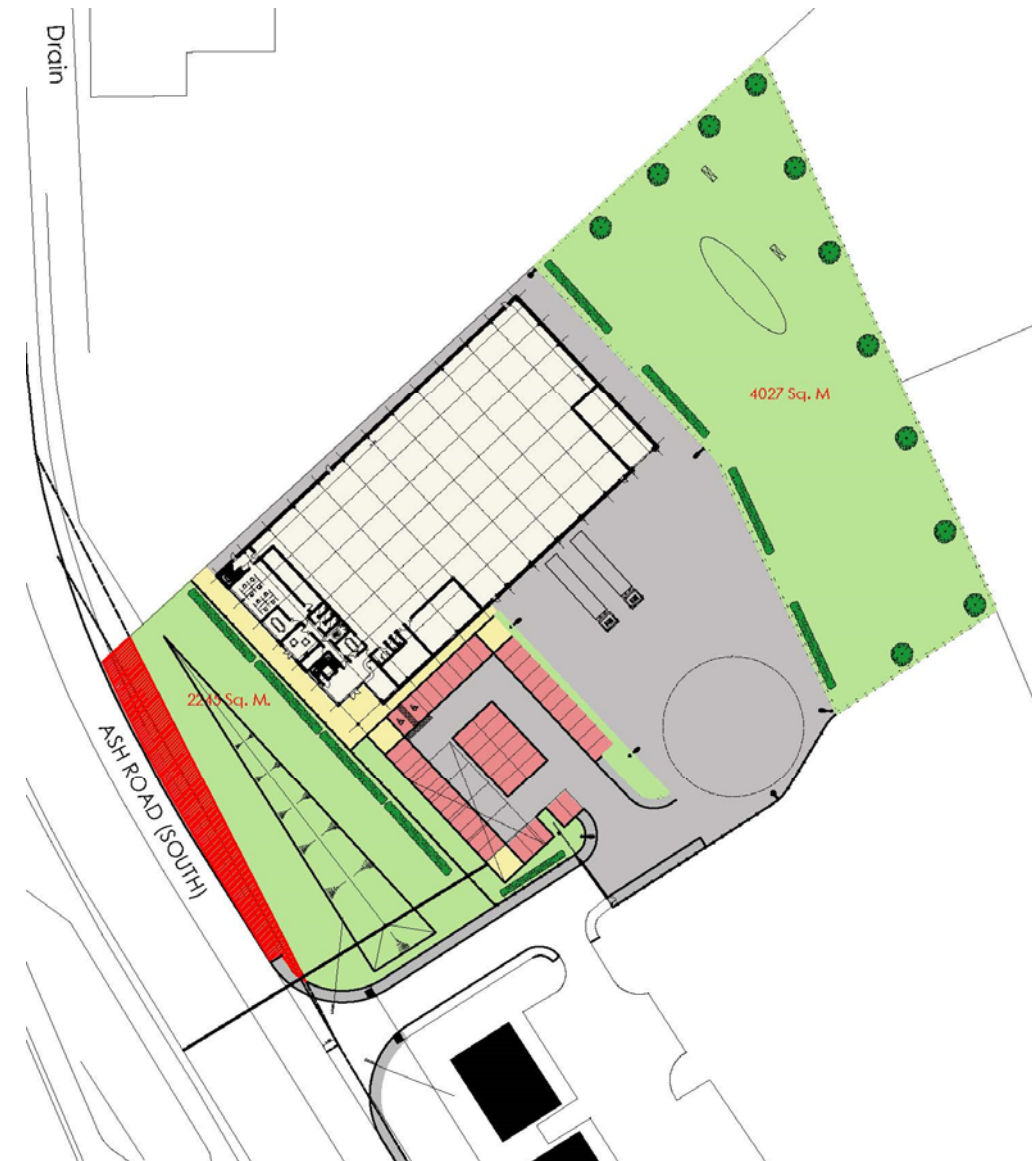
The physical context of the development takes influence from the existing architectural context. The overall proportions marry that of the surrounding buildings in depth, length and height. The external features will duplicate that of the surrounding area to continue the theme.

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.

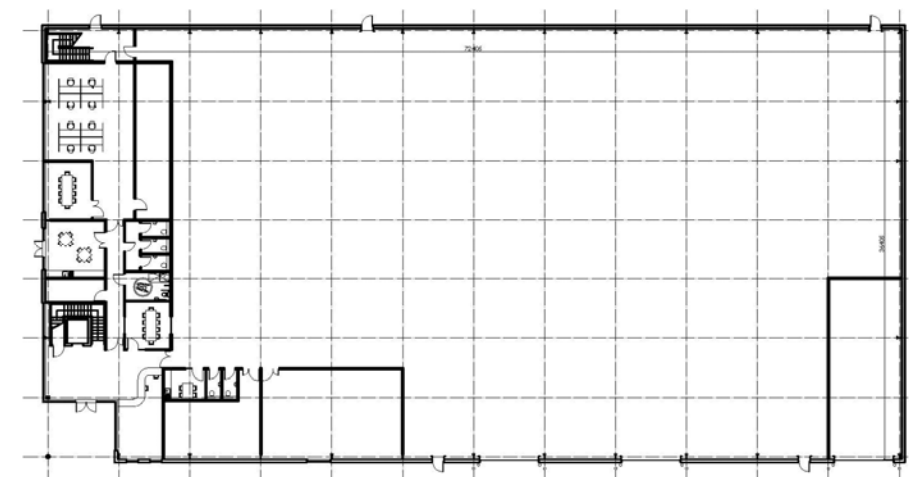
Socially the impact of the proposal will be negligent given is open industrial location. The proposal does not sit in or close to any significant area/town or village.

The proposal will have a positive effect on the economy of the area, firstly ESL Group 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 constriction it is proposed that ESL Group long standing employment/recruitment in the area will continue and consequently provide economic improvements through employment.



Proposed Site Plan



Proposed Floor Plan

- **Community Safety:**

The development will remove a isolated underdeveloped site along a continuous road. The additional occupants will provide additional protection to the area,. The site will have a 1800mm High security fencing to the perimeter of the site with controlled access gates.

- **Movement to, from and within the Development:**

The site is accessed off Ash Road (south). The existing junction is to be altered to provide 15M radi us curb line. The new entrance will provide a pedestriian crossing with tactile paving and drop kerbs. The development will provide a 2M highway standard footpath from the junction up to the Bridge Road (north) junction which was not completed by the adjacent development. The land directly in front of the scheme will be maintained with all vegetation to be kept below 800mm measured at the junction level. The land will be put forward for future footpath if any develop ments is proposed on alnd between the site and Demon Tweaks, however we belive thsi land is protected for ecology fo the estate and as such no further development will occur to the North West of the site.

The access road will provide carpaking to the front of the development and storage and heavy goods turning area to the rear of the site.

- **Access:**

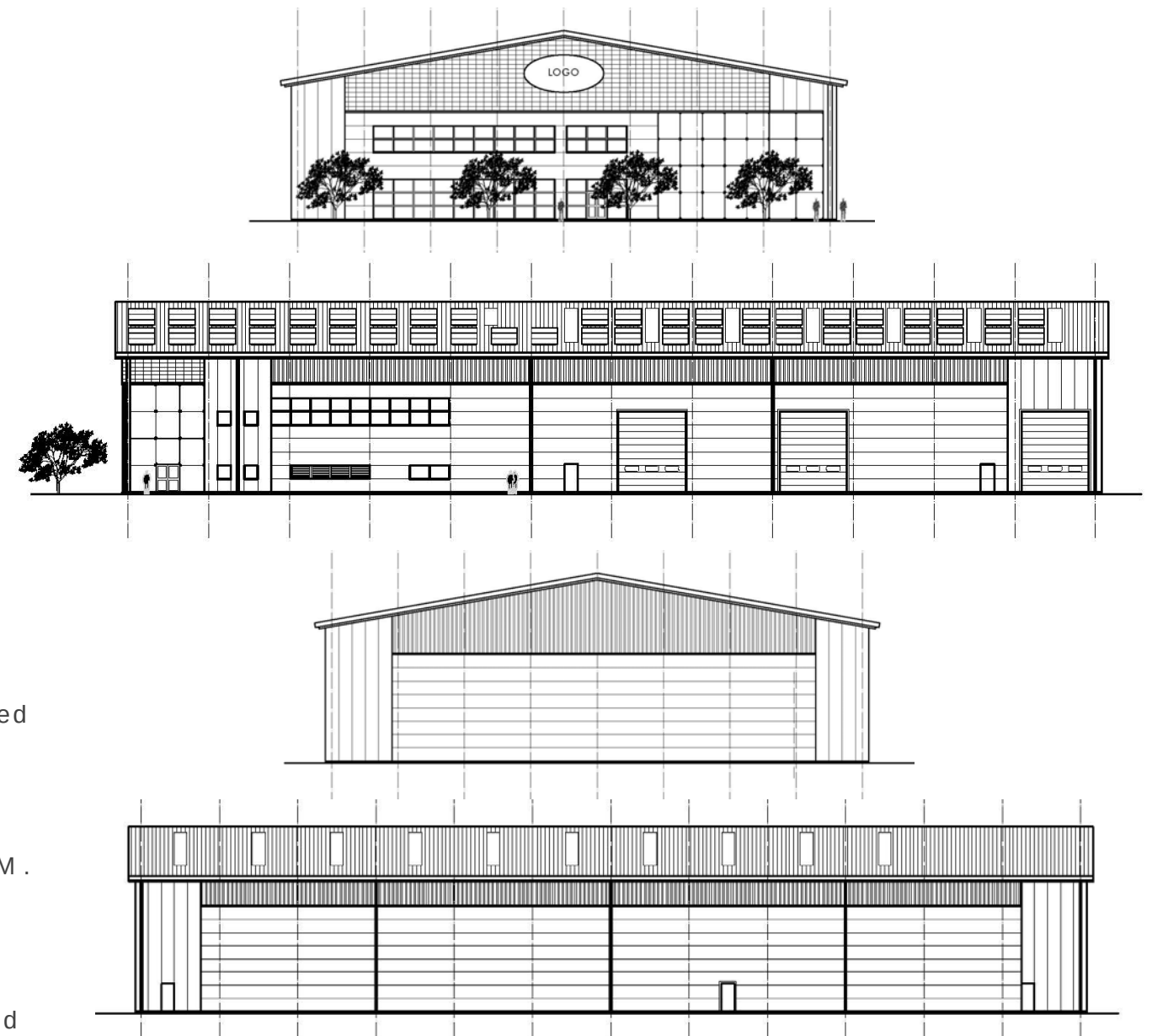
The proposed development will all have level access to the front access doors, with a 1:20 graded ramp up to the front entrance door. The internal corridors will be a minimum 1000mm wide, with a appropriately sized ground floor WC. All ground floor doors will have a minimum clear opening of 800mm.

All light and power sockets will be located in accordance with current building regulations Part M .

- **Landscaping:**

Landscaping of the site will be sympathetic to the industrial locality. Hard standing will be such that the impact on the area will be as reduced as possible. Boundary will be sympathetically land scape with native plant species.

Lighting will be through a series of lighting bollards with 3 high level down lighter to reduce light pollution but also provide visibility during winter months for works.



Proposed Elevations



Thorlux - Probe XL Bollard Lighting



Thorlux - Starflood Lighting Unit

- **Planning Policies Considered:**

Development Policy 1: General Development Principles

The Proposed Developments nature, location and siting, height, form and scale of the development is compatible with the capacity and character of the site and locality within which it is located.

The development is not unduly prominent in the landscape and will not significantly harm the amenity of neighbouring property/Existing Building.

The development reflects a good sustainable design standard, uses materials that are sympathetic to there surroundings.

Sustainable Design and Materials.

The development will not have an unacceptable adverse impact on the characteristic biodiversity of the area.

The development does not result in the loss of landscape features, including healthy trees, hedgerows, dry stone walls or damage any important open space or public view.

An appropriate access meeting highway standards will be provided without harm to the character of the locality.

Adequate provision of car parking and on-site turning areas are provided where necessary which are appropriate to the scale of the proposed development. Car parking surfaces will be permeable where appropriate to the development.

The traffic implications of the development will not result in volumes or types of traffic which will create highway or safety problems on the local road network, or significantly harm the landscape or amenity of local people.

Appropriate services and infrastructure can be provided without compromising the quality and character of the landscape and cultural heritage.

The development will not have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Land stability can be achieved without causing unacceptable environmental or landscape impact.

Development Policy 19: New employment and training development

Within or adjacent to the main built up area of a local service centre, service settlements and secondary settlements the following types of small scale employment and training development will be appropriate:

The expansion of an existing facility or business.

There is sufficient land and storage space attached for the functional needs of the proposed use including parking.

- **Environmental Sustainability:**

The proposed building will be constructed with a high majority of 'A+' rated products and construction methods. The building will be constructed with a steel frame sourced from a local supplier with a recycled content. The steel also be recycled at the end of the buildings life. The structural floors will be constructed with pre-cast concrete planks with a recycled content. The primary elements of the building, external and internal walls, floor construction, windows and roof will be a composite design giving an overall 'A+' rating from the Green Guide.

The building will be main water feed; all taps will be fitted with dead man taps and reduced flow rates. All toilets will be dual flush. The building water use calculation will be provided and confirmation of taps and W.C. installation.

The builder will have to commit to reducing site waste and pollution, the site will have records of energy use during the construction phase and all associated delivery vehicles. The main contractor will ensure the site traffic does not provide environmental pollution to the adjacent neighbours, by way of reducing dust pollution, wheel wash and wagon covers. The site will have managed time of works during the week to prevent noise issues.