

DESIGN AND ACCESS STATEMENT

PLOT 1A BRYN LANE, WREXHAM

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1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in support of an outline application for the redevelopment of a site located within the Wrexham Industrial Estate. This Statement provides a description of the site, surroundings and development proposals.
- 1.2 The Statement has been prepared in accordance with the '*CABE Design and Access Statements: How to write, read and use them guidance document 2007*' and incorporate with the Welsh Assembly Government document '*Planning and Inclusive Design (Access Statements) November 2007*'.
- 1.3 This Design and Access Statement is supported by an indicative design, including unit layout plan and elevations.
- 1.4 This Design and Access Statement is intended to establish a clear vision and a series of design/development principles which have underpinned the design evolution of the scheme.

2. PROCESS

- 2.1 Detailed surveys have been carried out over subsequent years including, topographical, ecological, arboricultural, hydrological, geotechnical and photographic. These are covered in detail in the supporting documentation that accompanies this outline application.

Physical Context

- 2.2 The site is located within the established Wrexham Industrial Estate, approximately 5 miles to the east of the Wrexham Town Centre. The site is bound to the west by Bryn Lane, to the north by open fields, to the east by the existing TDG complex and to the south by grassland. This southern parcel of land is the subject of a separate application made by Green Plan Energy for a Biomass plant facility.



Figure 1 – Aerial photograph

Economic Context

- 2.3 Wrexham Industrial Estate covers 550 hectare accommodating 300 businesses and employing 7,000 people. It is the economic driver of North Wales and beyond. Wrexham Industrial Estate is an established commercial centre providing a substantial skilled and flexible work force with a competitive cost base. The area provides superb infrastructure well placed for road, rail, air and sea access.
- 2.4 The development, which seeks to achieve a sustainable and modern business environment, will build upon the existing success of the Wrexham Industrial Estate and create an environment that is commercially and visually attractive and make a valuable contribution to the regional profile.

Planning Policy

- 2.5 The following documents have been instrumental in arriving at the design solution for this scheme:
- Ministerial Interim Planning Policy Statement 01/2008 - Planning for Good Design

- Ministerial Interim Planning Policy Statement 01/2005 - Planning for Renewable Energy
- TAN 12 – Design (2002)
- LPG Note 6 – Access to and the use of buildings (September 2004)
- LPG Note 7 – Landscape and development (November 2003)
- LPG Note 16 – Parking Standards (April 2005)
- LPG Note 17 – Trees and Development (April 2006)
- LPG Note 22 – Sustainable Building (July 2004)
- LPG Note 24 – Designing Out Crime (May 2003)
- LPG Note 26 – Landscape and Industrial Development (November 2003)
- Planning & Inclusive Design (Access Statements) – Welsh Assembly Government (2007)

2.6 In addition to the above the following documents have been consulted:

- Wales Spatial Plan (2008)
- Planning Policy Wales (March 2002)
- TAN 5 – Nature Conservation and Planning
- TAN 8 – Planning for Renewable Energy
- TAN 11 – Noise (October 1997)
- TAN 15 – Development and Flood Risk (July 2004)
- TAN 18 – Transport (March 2007)
- Strategic Policies PS1, PS2, PS3, PS4, PS11, PS12
- Policy EC6 – Biodiversity Conservation
- Policy EC12 – Development and Flood Risk
- Policy EC13 – Surface Water Run-off
- Policy E3 – Large Single User Employment Site
- Policy T6 – Primary and Core Highway Network
- Site Appraisal Guidance – Wrexham County Borough Council (May 2005)

2.7 Detailed reference to these documents and to their inclusion in the design solution arrived at for this scheme will be dealt with under the relevant sections within this statement.

3. DESIGN ETHOS

- 3.1 Key to the successful design for the future of the site will be a carefully co-ordinated and strongly branded image which will encompass all aspects of the scheme, such as landscape and ecological considerations. This will create an identity for the site and sense of place.
- 3.2 The design will be functional, to reflect its intended use and of a high standard to reflect its significance and prominence within the area.
- 3.3 In this respect, given its location and surrounding employment uses, the indicative design of the scheme has sought to provide a modern but functional design which fully appreciates the design constraints of the site.
- 3.4 Complementing the wider Wrexham Industrial Estate, the redevelopment of the application site will bring a relatively under-used site back in to substantive employment use, representing a significant private sector investment in the local economy.

4. SCHEME PROPOSALS

- 4.1 Section 3 of Technical Advice Note 12: Design, deals with the design process and sets out the principles for sustainable design. The principles as set out in this document have been used to inform the design concept for the proposed development.

Use

- 4.2 The scheme represents an important commercial development for the Wrexham Industrial Estate ensuring the provision of a industrial starter/nursery unit for the estate.

Quantum of Development

- 4.3 It is proposed that the development consist of a 5,590sqm starter unit.

Layout

- 4.4 The proposed layout has given careful consideration to the natural constraints that exist on the site, and where possible their retention.
- 4.5 The position and orientation of the building have been carefully considered both for operational and functional purposes and to create individual areas of open space with the retention of many of the existing natural features.
- 4.6 There are many constraints on the site and the team recognises the importance of “Designing in Context” as indicated in Technical Advise Note 12. In many ways the natural site constraints have afforded the opportunity to create a sustainable development by retaining as many of the existing features as possible and expanding/improving on them to provide an attractive environment for all.
- 4.7 Paragraph 5.60 of Technical Advise Note 12 states that, “where employment premises are grouped together, a sufficient scale of planting and earth forms to absorb the bulk of the buildings and ancillary circulation and parking areas is essential”. In establishing the site layout the building has been positioned as close to the TDG access end of the site thus affording other areas of the site to be used for mitigation and landscaping.

Scale

- 4.8 The overall massing and scale of the unit is dictated primarily by the internal functional requirements and commercial demands. This basic design criteria sets out the overall height and obviously scale of the building.
- 4.9 Whilst the elevational treatment will be of good quality and characterised by a unified colour branding, the design is appropriately functional given the proposed use and position within the site.
- 4.10 The design concept is to create clean well-mannered elevations, with strong colour branding. However, the material palette and treatment of each elevation will be determined during detailed design.

Appearance

- 4.11 Quoting from paragraph 5.58 of Technical Advice Note 12, “The design of employment areas is important, as a high quality of design can add value to commercial property”. Paragraph 5.59 comments that, “Large new employment buildings can often make a bold statement of their purpose”.
- 4.12 In the case of Plot 1a, the scale of the building will form part of the overall co-ordinate design ethos for the development in the context of adjacent development and in the context of the wider Wrexham Industrial Estate.
- 4.13 The position and orientation of the building have been carefully considered for operational and functional purposes, to create areas of landscaping and mitigation and aspect which give variety and interesting/attractive transverse vistas when passing through the site.
- 4.14 These variations to the building siting are balanced by a dynamic and coherent treatment of the building envelope. An indicative treatment of the building could include the use of:
- Horizontally laid true flat composite cladding.
 - Horizontal laid built up wall cladding.
 - Vertically laid built up wall cladding.
 - Vertically laid built up wall cladding with solar collecting outer skin to south elevations.
 - Translucent Insulated Cladding.
 - Aluminium Facia/Overhang Feature.
 - Pro-wall proprietary concrete dock leveller wall units.
 - Curtain walling and window frames in powder coated aluminium with anti-sun glazing.
- 4.15 Reference has been made to LPG 26: Landscape and Industrial Development, and comments have been noted with regards to the use of Medium – Dark colours for cladding. The indicative elevations accompanying this application provide an illustration of design intent primarily relating to the methods of articulation proposed in order to break up/soften the larger elevations.

- 4.16 Other comments under LPG 26 in terms of colour use on other elements of the development including fences are duly noted and will be sympathetically acted upon.

5. ACCESS

- 5.1 Vehicle access has been carefully considered, to reflect existing highway constraints.
- 5.2 Full details of access arrangements are described in the accompanying Transport Statement, but in summary comprise:
- The development will be accessed via a newly formed access road connecting to the existing access road that currently serves the existing TDG unit.
 - As part of the redevelopment works the existing Bryn Lane Junction serving the existing TDG facility will be enhanced to accommodate a right turn lane and a new footpath linking the entrance to the proposed Plot 1b development.

Pedestrian Access

- 5.3 Pedestrian and cycle access will be available at all vehicle access points.
- 5.4 Specific provision will be made for cyclists within the site itself. Safe secure cycle storage in accessible locations will be provided within the site, relative to each demise/unit.
- 5.5 A Footpath will be provided within the site to limit pedestrian/car contact and this will be enhanced with calming measures at cross over points and low speed limits within the development.

Parking

- 5.6 The quantum of car parking is also reflective of maximum standards required by the Council's Highways Officers and the provision is set out in the transport statement.
- 5.7 In addition, an appropriate number of disabled car parking spaces, in accordance with published standards is provided, to ensure accessibility for all.

6. SECURED BY DESIGN

- 6.1 Minimising the security risk and designing out crime is of paramount importance. Comments under paragraphs 5.72 to 5.77 inclusive of Technical Advise Note 12 and LPG 24 have been noted and taken on board in finalizing the proposed site configuration.

Design, Layout & Spatial Relationships

- 6.2 Site layout has been set out to be as open as possible with all car parking directly visible from the unit.

Lighting

- 6.3 A lighting scheme, to BS 5489 standard for the site will be specified. The lighting will be designed to provide a uniform spread of light to an average of 0.4Uo (and never less than 0.25 at any point), clear colour rendition, and avoid deep shadows and minimise light pollution. Luminaries will be sturdy and resistant to vandalism, tampering and adverse weather conditions. The following areas will be illuminated:

- All Roads
- All Car Park Areas
- All Pedestrian Areas

Windows / Glazed Doors / Doors

- 6.4 All windows will be should be tested and certificated to LPS 1175 Issue 6 Security Rating 1 or BS 7950.
- 6.5 All glazing at ground floor level should include laminated glass with a minimum thickness of 7.5mm.
- 6.6 Entry doors will be tested and certificated to the Loss Prevention Certification Board standard LPS 1175 Security Rating 2. Fire doors will also comply with this standard and additionally will not have any external ironwork. Locks or locking mechanisms installed within door-sets will also incorporate one or both of the following attributes: -
- A cylinder certified to BS EN 1303 grade 4 key security and grade 2 attack resistances. This is a requirement for door-sets utilising multi-point locking systems.
 - A lock certified to BS 3621:2004 or BS 8621:2004.
- 6.7 All personnel/fire escape doors to be fitted with four point secure locking mechanisms and self closing devices.

CCTV Installation

- 6.8 A CCTV system will be installed then maintained and operated in accordance with British Standard 7958:2005 - *Closed Circuit Television {CCTV} Management and Operation [Code of Practice]*.
- 6.9 The location / siting of cameras will be agreed with the architectural liaison officer prior to commencement of development.

Landscaping

- 6.10 A detailed landscaped scheme will be agreed with the local planning authority prior to development commencing through suitable planning conditions.

7. SUSTAINABILITY

- 7.1 The developer is committed to creating a sustainable development on the site. Reference has been made to the Ministerial Interim Planning Policy Statement 01.2005 “*Planning for Renewable Energy*, to Technical Advise Note 8: “*Planning for Renewable Energy*” and to LPG 22 “*Sustainable Building*” in assembling this design statement.
- 7.2 In addition to the above Technical Advise Note 12 deals with *Resource Efficient Buildings* under paragraphs 5.70 and 5.71 and this we believe is the true starting point for achieving a sustainable development. The building regulation updates as referred to in TAN 12 are now in place, and are seen as setting the minimum standards of insulation levels to be achieved. It is our will and desire to provide the most energy efficient building possible within realistic development constraints.
- 7.3 As indicated above the developer is committed to providing a sustainable development and a minimum BREEAM rating of ‘very good’ will be achieved.

Material Use

- 7.4 As a demonstration of the developer’s commitment to a sustainable development, the following measures are being considered where possible to enhance the environmental performance of the buildings:
- Use of certified timber from Forest Stewardship Council (FSC).
 - Landscaping from local provenance vegetation.
 - Use of low VOC (Volatile Organic Compounds) paint.
 - 100% recyclable ceiling tiles throughout offices.
 - Recyclable office floor finishes.
 - Recyclable amenity and toilet floor finishes.
 - Low water use appliances.
 - Creation of a site waste management plan.
 - Use of permeable surfacing in car park areas.
 - Use of low energy light fittings in the final detailed design where practicable.

Renewable Energy

- 7.5 The developer is committed to the provision of a source of renewable energy within the development where possible.
- 7.6 The exact form of this renewable energy is still being evaluated and a detailed design solution would be brought forward as part of the detailed design.

8. CONCLUSION

- 8.1 The site is located on the Wrexham Industrial Estate and has many constraining natural features which have been retained and enhanced within the scheme proposals where possible.
- 8.2 The development proposals represent a significant private investment within the region. The overall design of the scheme is essentially commercially driven and responds to modern occupier expectations but this has been adapted and adjusted to include within the scheme the constraints imposed by the many natural features.
- 8.3 The development will have a distinct image to properly address its location/context. It is the developer's aspirations to bring forward a fully sustainable but at the same time adaptable and commercially viable scheme.
- 8.4 A detailed landscaping scheme will build on the many features afforded to the development on this site and take them forward to provide a fully sustainable environment.
- 8.5 The principles within this document provide a sound framework for guiding future detailed applications and the comprehensive development of the site.

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