

DESIGN & ACCESS STATEMENT

Proposed Commercial/Industrial Development

for B2 Use

Land North of Oak Road, Wrexham Industrial Estate



October 2020

Design and Planning Associates Ltd
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR

Tel: 01691 659595

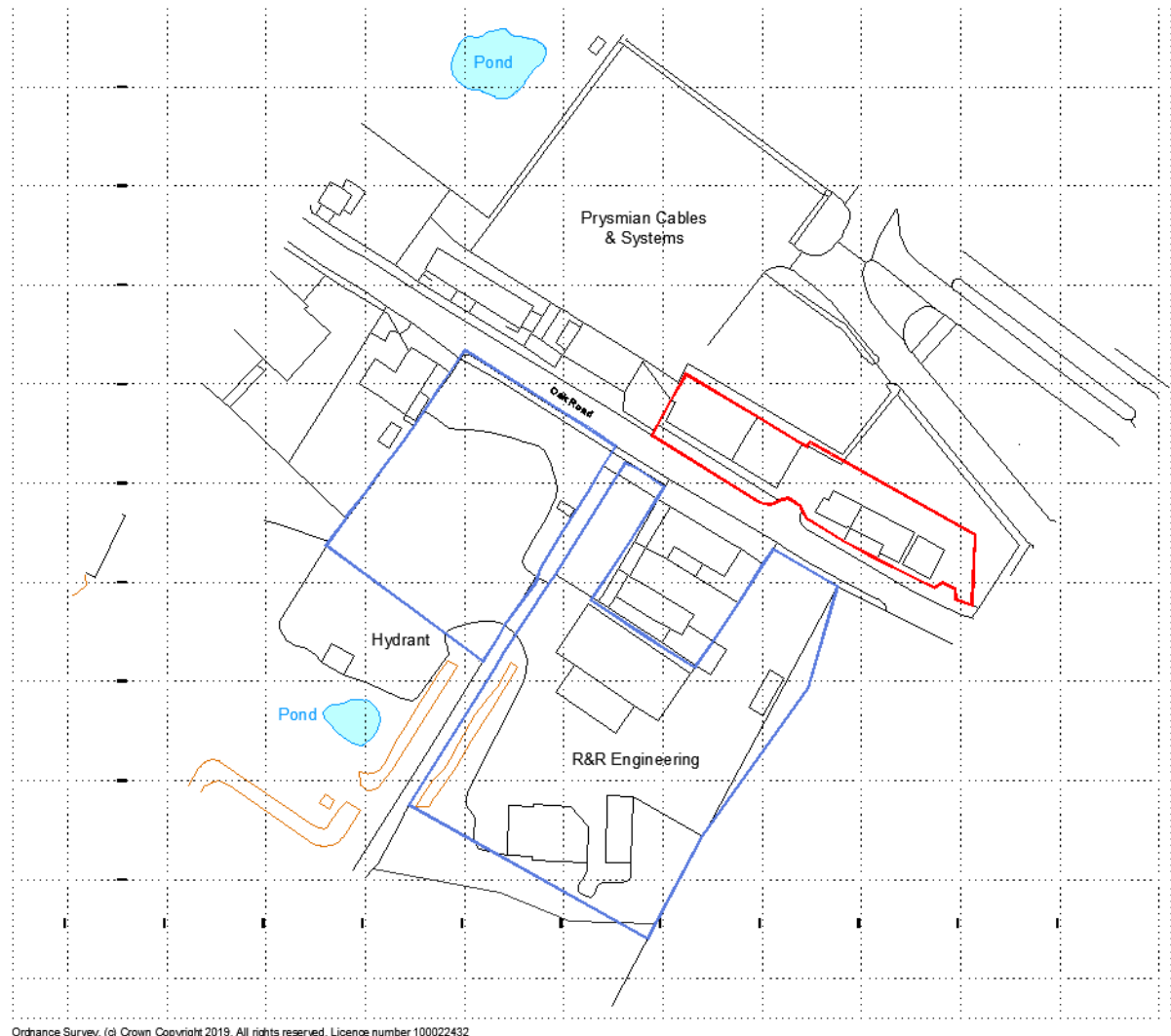
Introduction

This Design & Access statement is developed in line with the CABE publication Design & Access Statements, How to write, read and use them, based on the principles of inclusive design.

We are instructed by R&R Properties to prepare a Design and Access Statement to support the planning application for the proposed commercial/industrial development

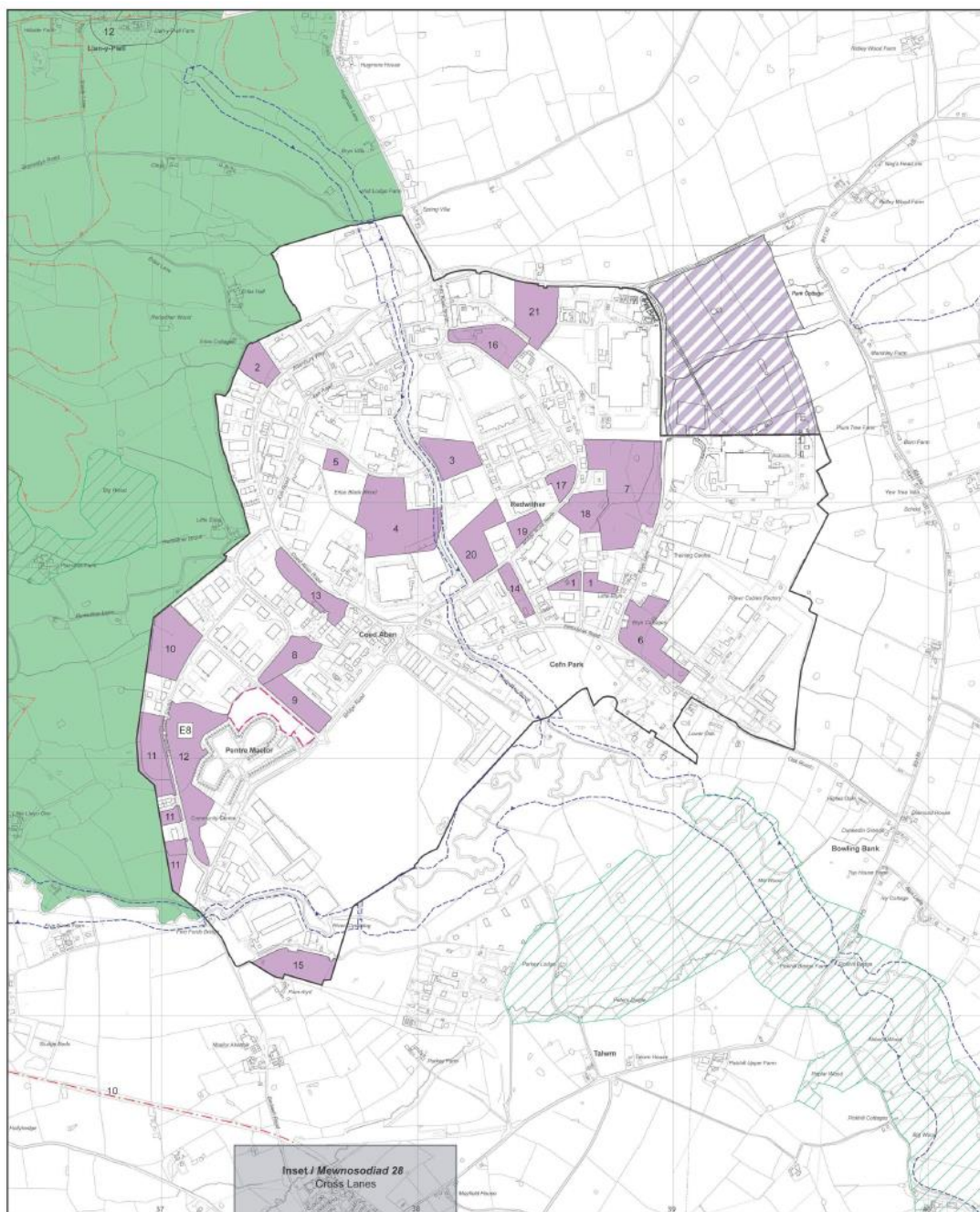
Site Location – Description & History

The site is situated to the South East of Wrexham Industrial Estate North of Oak Road. It is a brownfield site with a mixture of commercial and industrial properties surrounds the site. The site is within WCBC Unitary Development Plan map 2 inset 3 and with the settlement limit of Wrexham Industrial Estate



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

Location plan – not to scale



3. Wrexham Industrial Estate / Stad Ddiwydiannol Wrecsam

Inset Plan Notation / Nodiadau Map Mewnosiad

- Settlement Limit / Ffin Anheddiad - PS1
- Employment / Garath - E1
- Large Single User Employment Site / Safe Growth Usgol - E3
- Pentre Maelor Business Use / Defnydd Busnes Pentre Maelor - E8
- Green Barrier / Ffin Gwyrdd - EC1
- Special Landscape Area / Ardal Tŷlun Arbennig - EC5
- Development and Flood Risk / Datblygiad a Pherygl Lŷf - EC12
- Pentre Maelor Buffer Zone / Parth Rhagod Pentre Maelor - EC17

- Walking/Cycling Route / Lwybr Cerdded/Seicio - T10
- Protection of Mineral Resources / Diogelu Adnoddau Mwynau - MW9
- Minerals Buffer Zone / Cychlydd Rhagod Mwynau - MW11

Other Settlement Policies / Polisi Anheddiad Eraill:
PS2, PS3, PS4, PS6, PS8, PS9, PS10, PS11, H2, H11, H4, H12, E4, S4, S6, S7, S8, S9, CLF3

Other Countryside Policies / Polisiau Cefn Gwlad Eraill:
EC2, EC4, EC6, EC7, H3, H5, H6, H8, H9, H10, H12, E5, E8, CLF7, CLF8, CLF10, T5

Other County Borough Wide Policies / Polisiau Brodorol Eraill:
GDT1, GDT2, CLF1, CLF6, EC9, EC11, EC13, EC14, EC15, H4, T1, T5, T6, MW7, MW8, MW10, MW12, MW13, MW14

Scale / Graddfa 1:10000

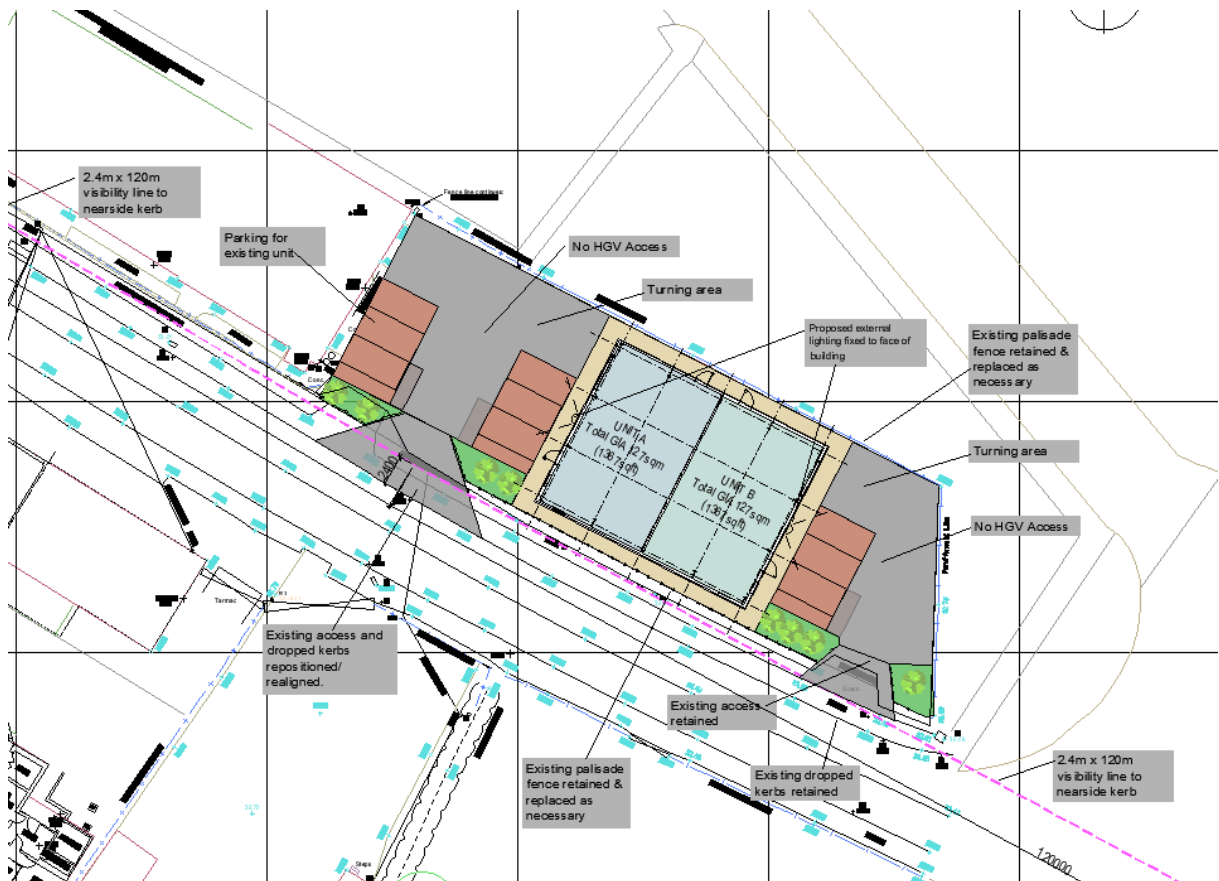
Wrexham County Borough Council Unitary Development Plan Map 2 Inset 3 – Not to scale

Proposals

The proposals involve the development of the site to provide new small commercial/industrial units for B2 use. The building will be developed along with a realigned highway access, retained existing highway access and car parking

Character / Appearance / Amount

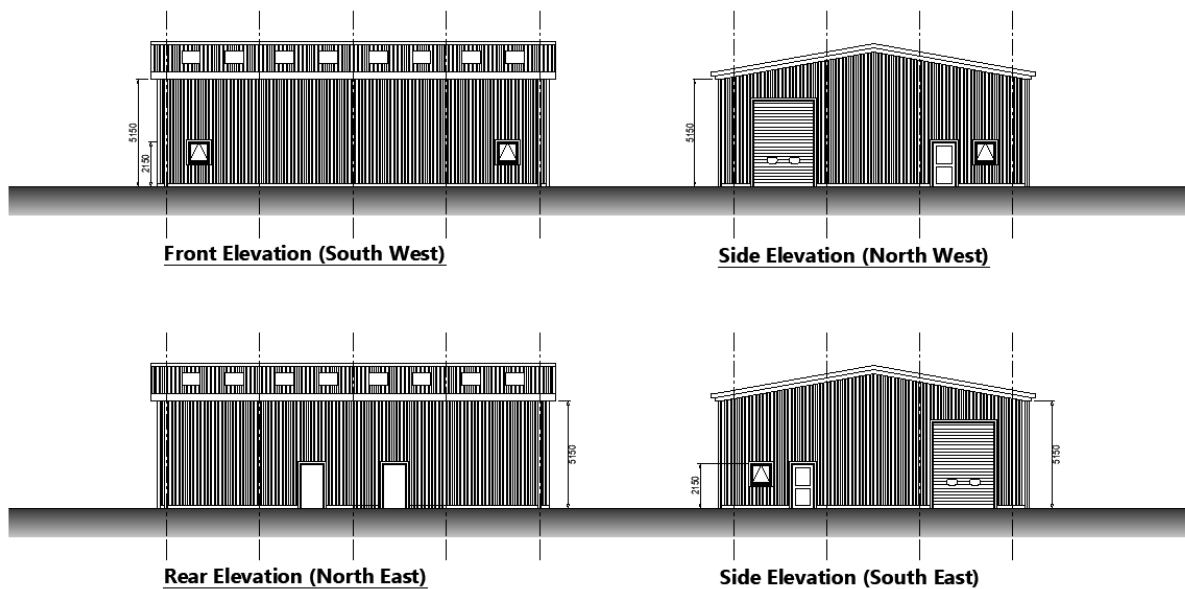
The proposed development is located within mixture of commercial and industrial properties which surround the site which has a variety of building styles, scale and design. The proposed building will be of modern design incorporating environmental sustainable/recycled materials wherever possible. The proposed building will be constrained by its physical boundaries on site.



Block Plan – not to scale

The proposed building will replace portacabins and the design respects the height, scale, form and massing of the other commercial and residential properties in the vicinity. The proposed building design, although traditionally industrial, it will incorporate insulated metal cladding, which is aimed to provide and achieve a modern looking building which will be in keeping with its immediate surroundings and will not have a detrimental impact on the neighbourhood.

The site is level and is approached via realigned/existing access/egress points into the site.



The character of the estate will not be harmed, but to the contrary will improve and enhance and provide a positive contribution to its overall appearance. The landscaping proposed will add visual interest and natural habitat will not be affected by the proposals.

Community Safety

The proposals will not affect community safety, as it will be close to the highway, and as such, will have natural surveillance from public areas and adjacent buildings in the area. The boundary of the site will be retained with an open and as such will be generally open with good views into and out of the site.

Environmental Sustainability

Energy efficiency/carbon reduction strategy

The new building works will comply with current Part L2 of the Building Regulations “Conservation of fuel and power” and will incorporate the use of renewable energy where practically and financially possible to the overall benefit of the development.

The external envelope of the buildings will be highly insulated to meet and exceed Building Regulations wherever possible to reduce the reliance on fossil fuels

Lighting will incorporate 100% low energy lighting. Lighting to toilet areas, store room and server room to be controlled by motion sensors. External lighting will be by PIR

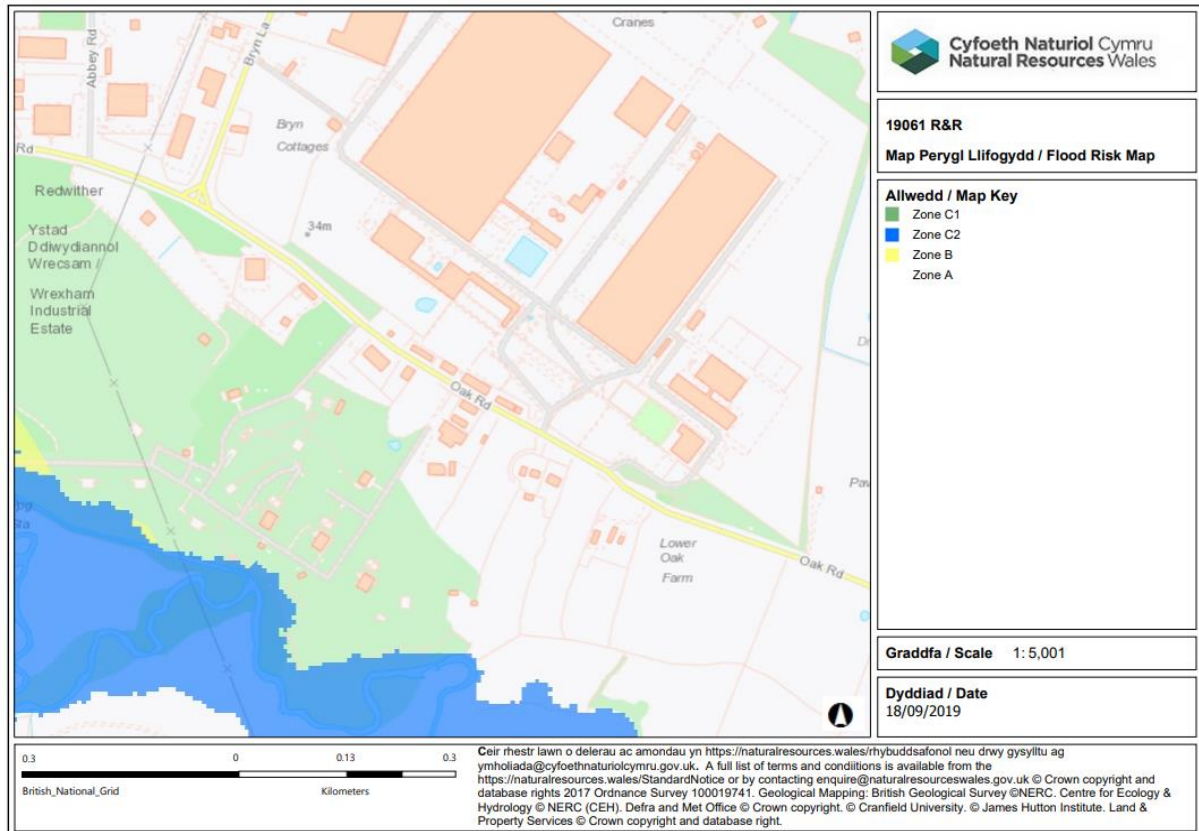
All taps will be water-saving pressure activated.

Waste management

Where possible all waste generated will be re-cycled during the construction and post construction stages and will be disposed of in accordance with the LA requirements.

Flood risk assessment

Enquiries were made with the Natural Resources Wales regarding the likelihood of the site flooding. A copy of the development flood map is appended to this statement below confirming that the site is not within a flood zone



Water/Drainage

Foul & storm water design to be conditioned.

Movement

Routes to and from the site are well established and been in operation for many years. The primary vehicular access from Oak Road. Good access through the site is retained to accommodate vehicle movement. A number of parking spaces will be provided on site along with disabled.

The development is accessible by public transport, further reducing the reliance on motor vehicles.

Physical context

The physical context of development has been indicated previously. The overall aim of the proposals is to provide functional accommodation which physically relates favourably to its physical surroundings.

Economic context

The proposed development will provide employment opportunities for local tradesmen, of which there are many in the Wrexham area, and building works such as this will stimulate wider benefits, not only in terms of generating wealth at the build stage, but also during the lifetime of the building by positively contributing to the local economy by employing local people.

Ecology

Greenscape Environmental carried out an ecological appraisal and a copy of their report is submitted as part of the planning application.

In conclusion the report states that no ecological constraints will have impact on the proposed developments, and have proposed ecological enhancements that will be provided as part of the works. The recommendations of Greenscape Environmental report will be fully adhered to and implemented as part of the development works.

Conclusion

A detailed analysis of the character of the area has been undertaken and this analysis shows that the site is suitable for the proposed development works.

ACCESS STATEMENT

Statement of Intent

The design complies with current regulations and good practice to provide reasonable access for all: elderly, young and disabled persons.

Design Response

The design and layout delivers adequate provision for all people, including those with mobility impairments and sensory impairments (sight).

Building Regulations & Equality Act 2010

The works are subject to approval under the Building Regulations 2010. The works will therefore comply with Requirement M1.

Compliance with Requirement M1 can be shown by following guidance contained in Approved Document M 2004 with 2010 amendments.

Sources of Guidance

Approved Document M

BS8300:2009

DRC Guidance Note 'Access Statements'

Consultations

Consultation with Building Control will be undertaken as part of the Building Regulations application.

Approach to Building

The approach to the building is basically level and will be suitably furnished with a metalled surface.

Accessible Entrance

The ground floor level is elevated from parking level and the main or principal entrance is accessed via 1/20 level access of paved material. Entrance doors give a clear unobstructed width of 1000mm with level threshold in compliance with current Building Regulations.

Specific Issues

There is good access through the site to accommodate vehicle movement. A number of parking spaces are provided on site. The development is accessible by public transport, further reducing the reliance on motor vehicles.