

**Building Design & Access Statement for Proposed Extension of Light Industrial Unit,
(Dispatch Building) at A.E Evans Ltd., Lightwood Green, Overton-on-Dee, Wrexham.
LL13 0HU**



GMS265/GPH/D&A



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INTRODUCTION & BACKGROUND

1.0 Introduction and Background

1.1 This Design and Access statement describes the background and detailed rationale behind the proposed extension of the existing dispatch building on the site of A. E. Evans Ltd., Timber Products production facility at Lightwood Green Industrial Estate. Overton On Dee, near Wrexham.

1.2 This document is supplied to demonstrate that the proposal has been subject to a formal and thoughtful design procedure and that the scheme presented considers site context, access into and around the site, massing, orientation, materiality and architectural detailing and that a sustainable approach has been adopted.

1.3 A. E Evans are a long-established manufacturer of fencing, landscaping, and playground timber products. The existing production facility currently employs over 40 full time office and production staff, and houses some of the most advanced automated equipment used in the comparable production processes. This has enabled the business to become one of the UK's leading manufacturers of machined round and traditionally peeled timber fencing, landscape and amenity timbers and playground equipment.

1.4 The continued growth of business means that space protected storage for products ready for shipment becomes more and more pressurised so that an extension of the existing despatch building into available open space on the site to its rear would be a great assisting to existing operations and future growth.

ACCESSIBILITY

2.0 Accessibility

2.1 Vehicular and pedestrian access to the site is directly off Station Road and is commercially viable. The access point maintains good visibility in both East and Westerly directions and will not require any modifications or re-siting resulting from the proposed works.

2.2 The existing onsite staff and visitor car park is currently underutilized and any uplift in future production will not affect the existing arrangement.

CHARACTER AND DESIGN

3.0 Character and Design

3.1 The extension will replicate the existing building using matching external cladding (insulated) and structural form. Other than extended length, by only three bays, the external elevations will be essentially unaltered.

3.2 The proposed building fabric/envelope will be formed with insulated powder coated aluminium cladding panels (by Kingspan or equal and approved) connected to and supported by a steel portal frame. The existing mezzanine arrangement at the rear bay of the existing building will be extended by another bay length, within the extension. The building will be designed to current Building Regulations standards including Part L2 A Conservation of Fuel and Power for buildings other than dwellings. The proposed design, character and massing is representative of other buildings on site and the immediate surrounding area of Lightwood Green Industrial Park.

ENVIRONMENTAL SUSTAINIBILITY

4.0 Environmental Sustainability

4.1 The following sustainable measures have been considered to reduce the environmental impact of the building.

- Conform and 'exceed' current building standards for the Conservation of Fuel and Power as required under Approved Document L2 A of the Building Regulations. The external building fabric will be highly insulated to achieve a high threshold of thermal resistance.
- Adopt sustainable construction methods and materials where possible.
- The building will be made up of robust materials to provide strong climate resistance.
- Professional trades will be employed to ensure the building and finishes are constructed to a high standard and all interfaces will be suitably sealed, thus reducing heat loss from the building.
- Sustainable heating measures will be considered where possible.
- Rainwater / surface water will be disposed of such that there will be no uplift or impact on the existing drainage system.
- Maximise natural daylight via system rooflights to reduce energy consumption of artificial lighting.
- The design is proportionate in size for its intended use. The environmental impact is therefore reduced.
- Sufficient LED security lighting will be installed to operate after the hours of darkness.

COMMUNITY SAFETY

5.0 Community Safety

- 5.1 The existing site is continuously screened with high level steel wire fencing, which also serves a demarcation of the site boundaries.
- 5.2 An internal interlinked alarm system, security lighting and CCTV have been implemented to protect the business during non-operating hours.
- 5.3 The site is in a good visual context and can be clearly seen from Station Road.
- 5.4 The proposed new building will not obstruct or compromise any of the existing safety/security measures on site and will aim to make further provisions to enhance community safety.

CONCLUSION

6.0 Conclusion

- 6.1 We consider that this proposal provides a viable use for the land, which is freely available on the site, and provides a sustainable design allowing the business to expand locally to meet future demands. Expansion of the facilities on the site will provide more employment opportunities to the local area.

DRAWING ISSUE REGISTER DIR

7.0 Drawing Issue Register

7.1 The Design & Access Statement should be read in conjunction with the following drawings accompanied with this application.

GMS265.01A Proposed Site Plan
GMS265.02B Proposed GA plan
GMS265.03B Proposed elevations. Sheet 1 of 2.
GMS265.04A Proposed elevations. Sheet 2 of 2.
GMS265.05B Existing GA plan
GMS265.06A Existing elevations. Sheet 1 of 2.
GMS265.07A Existing elevations. Sheet 2 of 2.