

DESIGN & ACCESS STATEMENT

Proposed Services and Plant Room Extension, Erection of 2 no
Sprinkler Tanks with Ancillary Pump Room, relocation of
Parking Spaces,
Village Bakery (Wrexham) Ltd, Ash Road South,
Wrexham Industrial Estate



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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 Village Bakery Wrexham Ltd to prepare a Design and Access Statement to support the planning application for the services and plant room extension, erection of 2 no sprinkler tanks with ancillary pump room and the relocation of car parking spaces lost by the extension.

Commercial Statement (prepared by Village Bakery Wrexham Ltd) as of 2015.

The Village Bakery started life in 1934, when the Edwards brothers began producing bread and confectionary in a small bakery in Park Road, Coedpoeth. In 1966 it was taken over by Mr Alan Jones the current Chairman. Since then it has developed into one of the most respected craft bakeries in the UK, now comprising of three businesses, Coedpoeth, Nutrition and most recently Wrexham Ltd. The Village Bakery (Wrexham), have been crowned Wales' fastest growing company after sales soared more than 1,500% and has enjoyed an outstanding few years growth.

The Wrexham site was established in 2011 and started with 14 employees and a turnover of less than £1m. We currently employ more than 160 staff, have a turnover of £19m and have expanded further, with our new Innovation Centre and Baking Academy which was opened by Prince Charles and the Duchess of Cornwall July of this year.

We were delighted to be honoured at the Fast Growth 50 Awards for 3 years in a row in recognition of the huge strides we have made in developing the company in recent years. We were also crowned Bakery Manufacturer of the Year 2014 during Baking Industry Awards

"Our recipe for success has been the ability to harness the best possible technology while staying true to our roots as craft bakers." – Robin Jones

We are now developing plans to build a new 200,000 sq. ft. Bakery as the most advanced flexible and environmentally friendly facility in the UK. We have purchased 22 acres of adjacent land including

Black Erlas wood which we have set aside for conservation working collaboratively with North Wales Wildlife Trust.

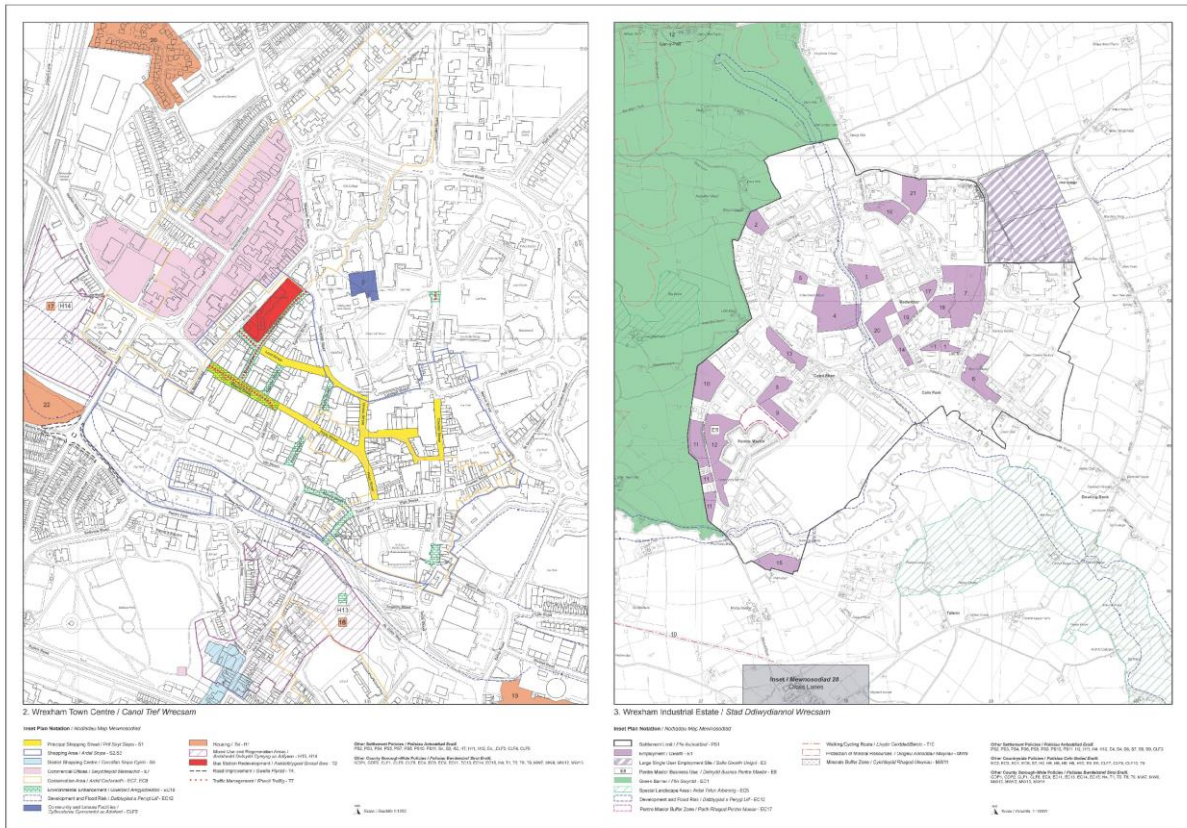
The proposed new site will allow us to safeguard 400 jobs and create 150 new permanent living wage jobs in the Wrexham area. Our aim is to continue to supply our fantastic products both nationally and internationally. We predict that the new site will enable us to double our turnover

Site Location – Description & History

The site is located to the South West of Wrexham Industrial Estate off Ash Road. The site is 6.5 hectares of which around 1.5 hectares is semi natural broadleaf woodland known as Erlas Black Wood. The site is in close proximity to the existing Village Bakery sites on Coed Aben Road. The site front Ash Road to the northern boundary of the site. The site is within WCBC Unitary Development Plan 2 inset map 3 and with the settlement limit of Wrexham Industrial Estate. Planning permission was granted for the Erection of New Bakery and Offices and construction of new access road, service yards, car parking and HGV loading/unloading area. Planning was granted under planning Ref: P/2015/0968 on 09/09/2016



Location plan – not to scale

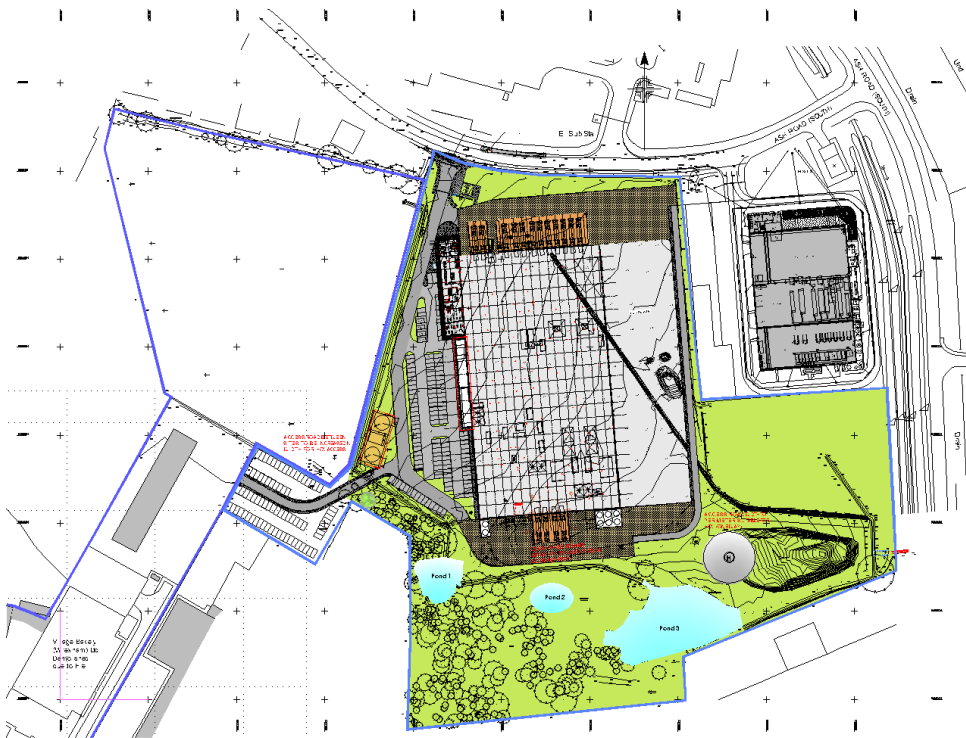


Proposals

The proposals involve the erection of a services and plantroom extension together with the erection of 2 no sprinkler tanks with an ancillary pump room structure and parking lost due to the above-mentioned extension.

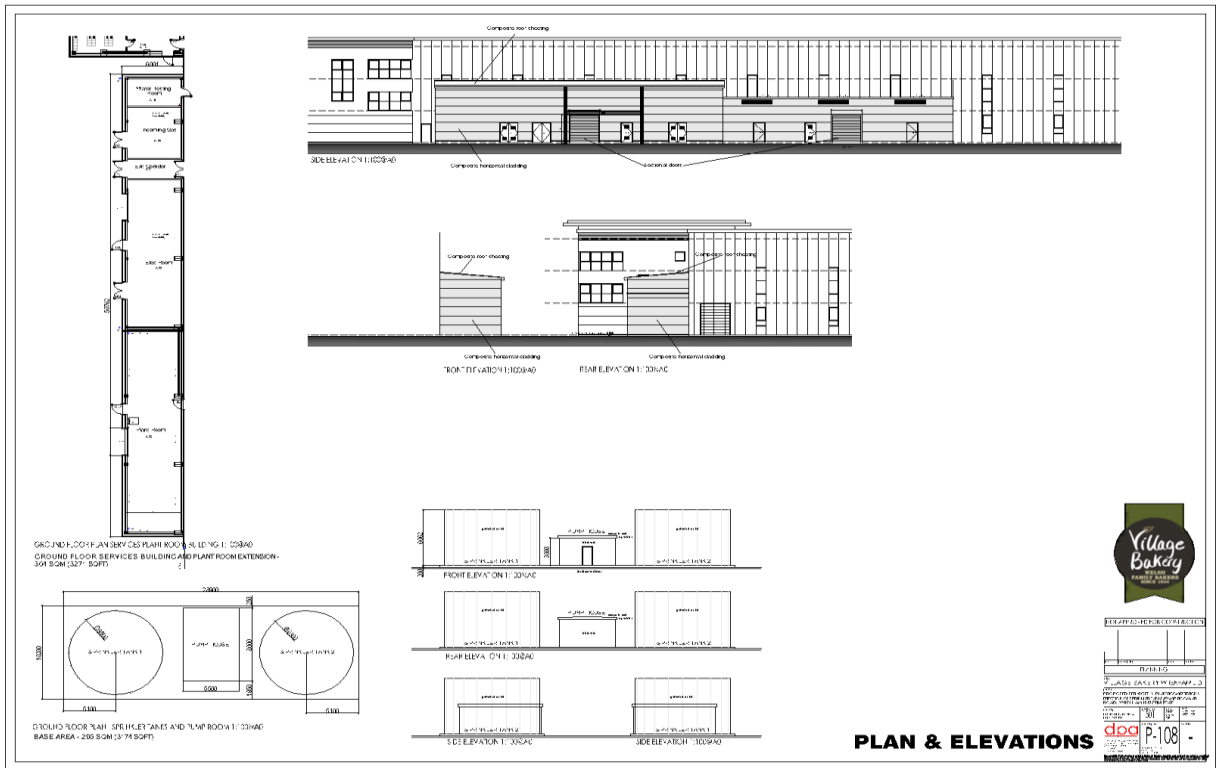
Character / Appearance / Amount

The proposed extension lies within The Village Bakery Ash Road site which is located within Wrexham Industrial Estate. The proposed extension will be of a modern design incorporating environmentally sustainable/recycled materials wherever possible. The proposed extension and sprinkler tanks will be constrained by its physical boundaries on the site.



Block Plan – not to scale

The design of the proposed extension respects the height, scale, form and massing of the approved bakery and office building. The materials will match that of the approved bakery building. The materials will be of composite insulated wall and roof panels. The sprinkler tanks have been designed by specialist contractors in line with the requirements for the bakery building. The size of the sprinkler tanks will not be detrimental to the site or will it compete with the main building in terms of scale.



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 mesh security fence and as such will be generally open with good views into and out of the site. The proposals will include for CCTV which will monitor the key parts of the site, including access points and car parking areas which although are clearly defined and visible from the building and highway.

Environmental Sustainability

Energy efficiency/carbon reduction strategy

The extension works will comply with current Part L2 of the Building Regulations “Conservation of fuel and power”.

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

Lighting will have an average initial efficacy of not less than 55 luminaire lumens/circuit watt averaged over the whole building area. Lighting to the services room and plant room is to be controlled by motion sensors. External lighting will be by PIR with lamp capacities not exceeding 150W per fitting.

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 Environment Agency regarding the likelihood of the site flooding. A copy of the Environment Agency flood map is appended to this statement below confirming that the site is not within a flood zone



Water/Drainage

Foul water drainage will be discharged via new connections into the foul water sewer in Ash Road South. Storm water will be attenuated with a controlled flow via existing head wall into Redwither Brook.

Movement

The proposed extension and sprinkler tanks will not have detrimental impact on highways and movement around the site. A number of parking spaces lost due to the proposed extension will be relocated on the site.

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 extension will provide further 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

The proposed extension and the sprinkler tanks will not impact the ecology of the site.

Trees

No trees will be felled or disturbed for the proposals.

Pre-Application Advice

Pre-application advice was given as follows:

DPA Ref: 19009/6.0

Planning Ref: P/2015/0968

Good afternoon Simon,

It was good to meet you earlier today at Village Bakery Wrexham.

Further to our discussions in connection with amendments to the approved plans for the Ash Road Development, as agreed the additional floor area created along the western elevation will need to be included in a new planning application. Although not discussed, car parking lost will be relocated, and the red line will only be around the new floor area and relocated parking. A copy of the as approved and as amended plans discussed are attached. Also as discussed/agreed there will be no need for an updated ecological report as the proposed amendments are within the existing newt fence line which has been cleared of GCN's.

Thank you for taking time to discuss this with me, and trust that the above is an accurate record of our discussions (except parking), and based on this, a planning application will be submitted in the New Year.

Should you have any comments to make or add to the above, please come back to me.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIQB
Director

For and on Behalf of



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Conclusion

The extension and the sprinkler tanks are important facilities to allow the bakery to operate efficiently and cost effectively.

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 & DDA

The works are subject to approval under the Building Regulations 2000. The works will therefore comply with Requirement M1.

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

Sources of Guidance

Approved Document M (2004 Edition)

BS8300:2009

DRC Guidance Note 'Access Statements'

Consultations

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

Approach to Extension

The approach to the extension 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.