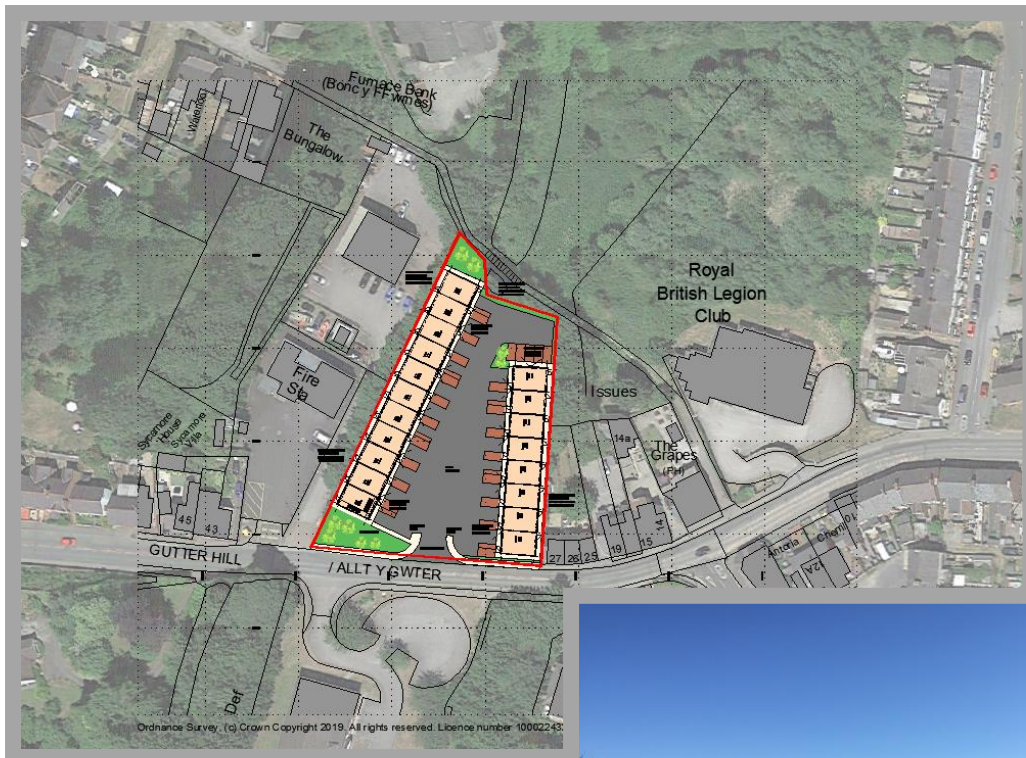


DESIGN & ACCESS STATEMENT

Proposed Commercial/Industrial Development for B1 & B8 Use, Land at Gutter Hill, Rhosllanerchrugog



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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 JC Dyke/Kef Properties to prepare a Design and Access Statement to support the planning application for the proposed commercial/industrial development with associated external works. A pre-app was submitted to Wrexham County Borough, ref: ENQ/2019/0094, and a copy of the response is appended to this submission.

The pre-app response noted that

...the site is located within a settlement limit as defined by the Wrexham Unitary Development Plan. In accordance with policies PS1, PS2, PS3, PS4 and E4, the development of this land would be acceptable in principle subject to compliance with the council's general development principles (GDP1) and other site-specific policies.

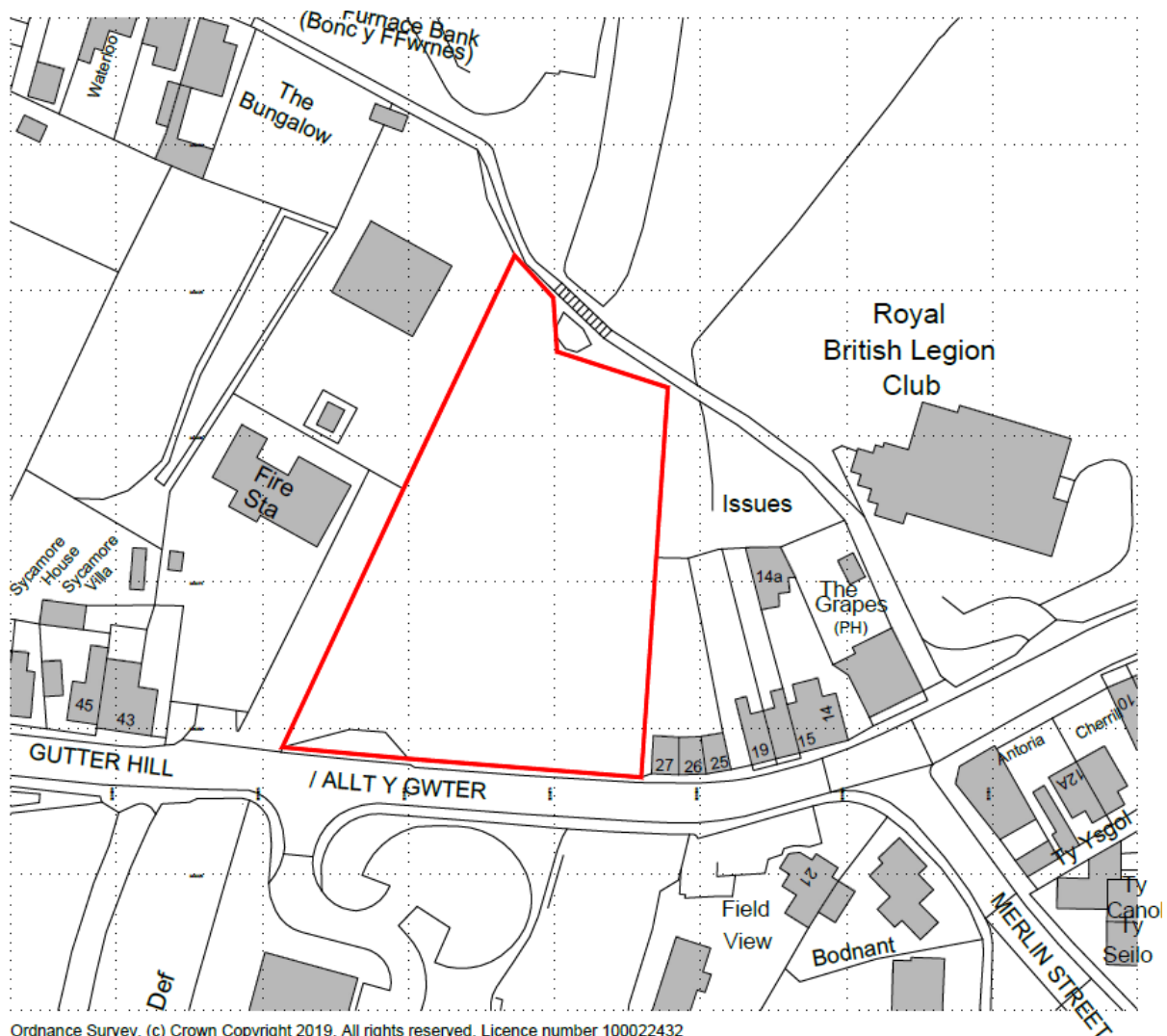
.....The site is previously developed land with what appears to be a well-established access. I do not consider any element of the proposal would result in significant levels of traffic generation that could not be handled by an improved access layout. The site is not located within a defined flood zone where there is considered to be a risk from flooding.....

The pre-app response confirmed that the following survey/reports would be required as part of a planning application:

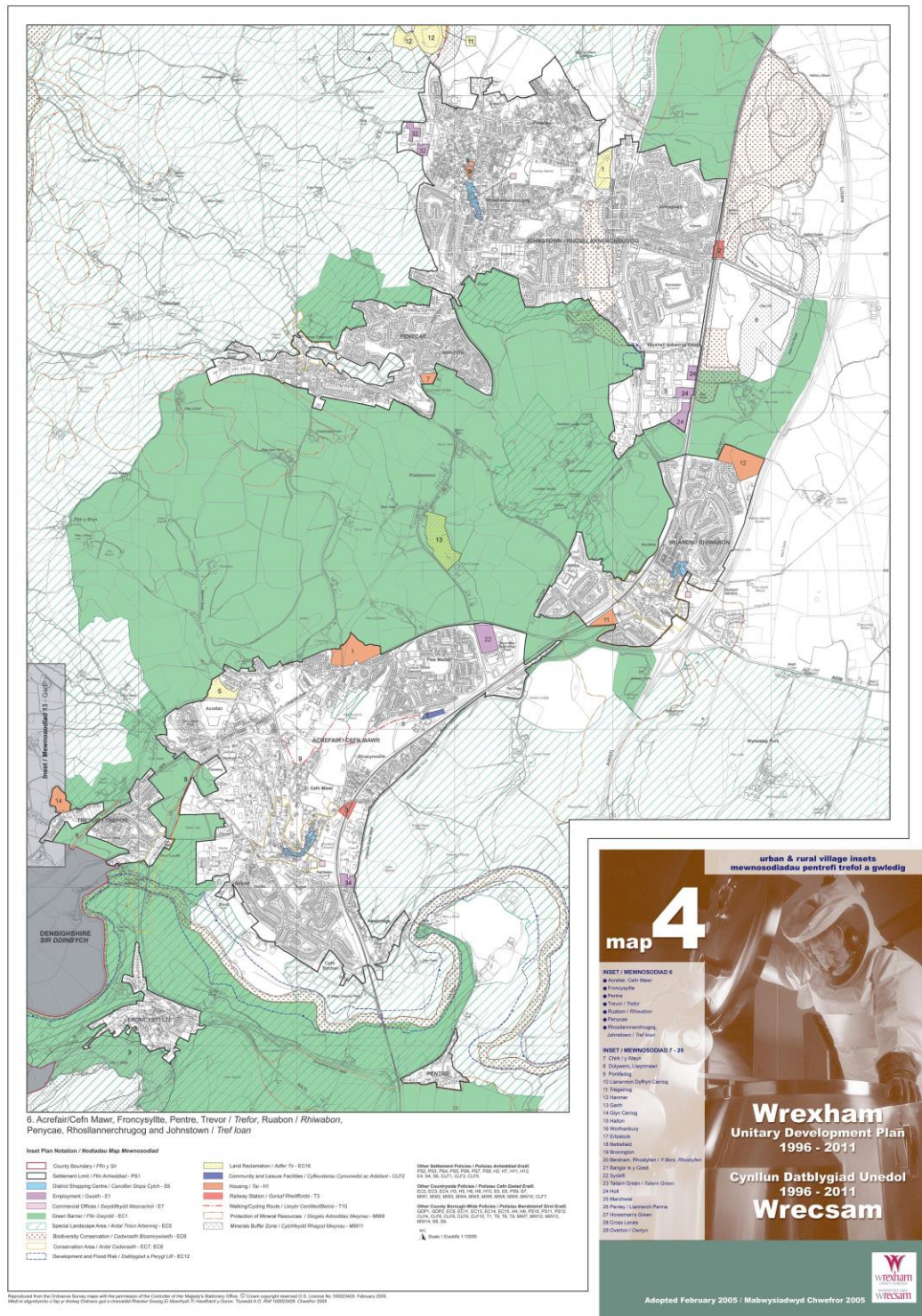
- Ecology appraisal
- Noise assessment

Site Location – Description & History

The site is situated approximately four miles south of Wrexham Town Centre fronting onto Gutter Hill / B5426 which is accessed off the main B5097. OS grid reference SJ29874638. A mixture of commercial and residential properties surrounds the site which was once a builder's yard but has been vacant for many years. A public footpath outside the northern site boundary, and will not be affected by the development. The site is within WCBC Unitary Development Plan 4 inset map 6 and with the settlement limit of Rhosllanerchrugog.



Location plan – not to scale



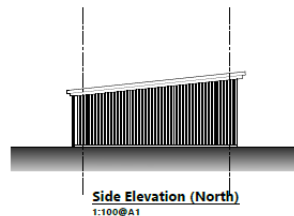
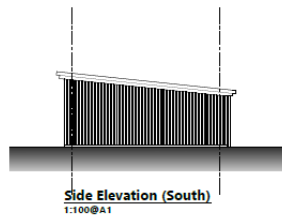
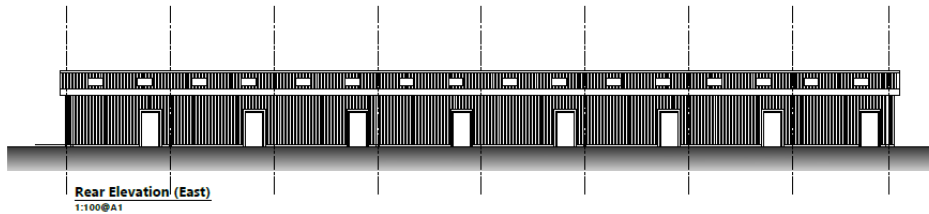
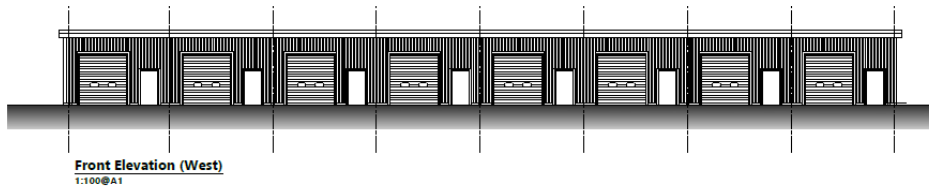
Wrexham County Borough Council Unitary Development Plan Map 4 Inset 6 – Not to scale



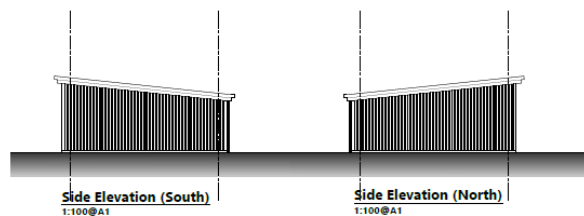
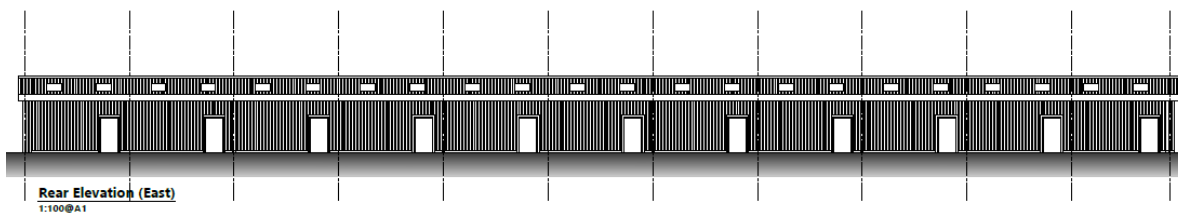
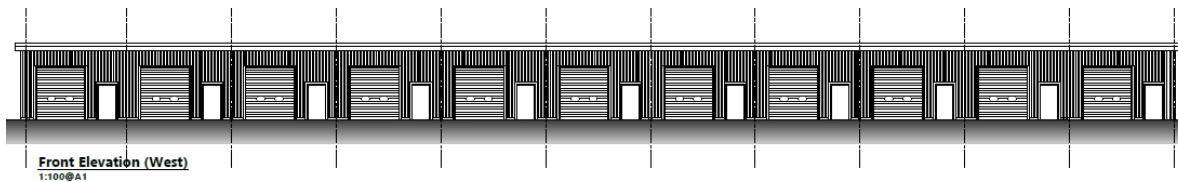
Block Plan – not to scale

The proposed building designs 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 new access/egress points into the site.



ELEVATIONS AS PROPOSED EASTERN TERRACE



KEY TO EXTERNAL MATERIALS

Roof
Insulated RIR composite cladding – Concrete Grey

Walls
Insulated RIR composite cladding – Concrete Grey & Merlot Grey Stone
Blue engineering structural panels

Windows/Doors
PVC aluminium – Merlot Grey

Fencing/Gates
PVC steel – Merlot Grey

ELEVATIONS AS PROPOSED WESTERN TERRACE

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 structural landscaping that acts as visual buffers and adds 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

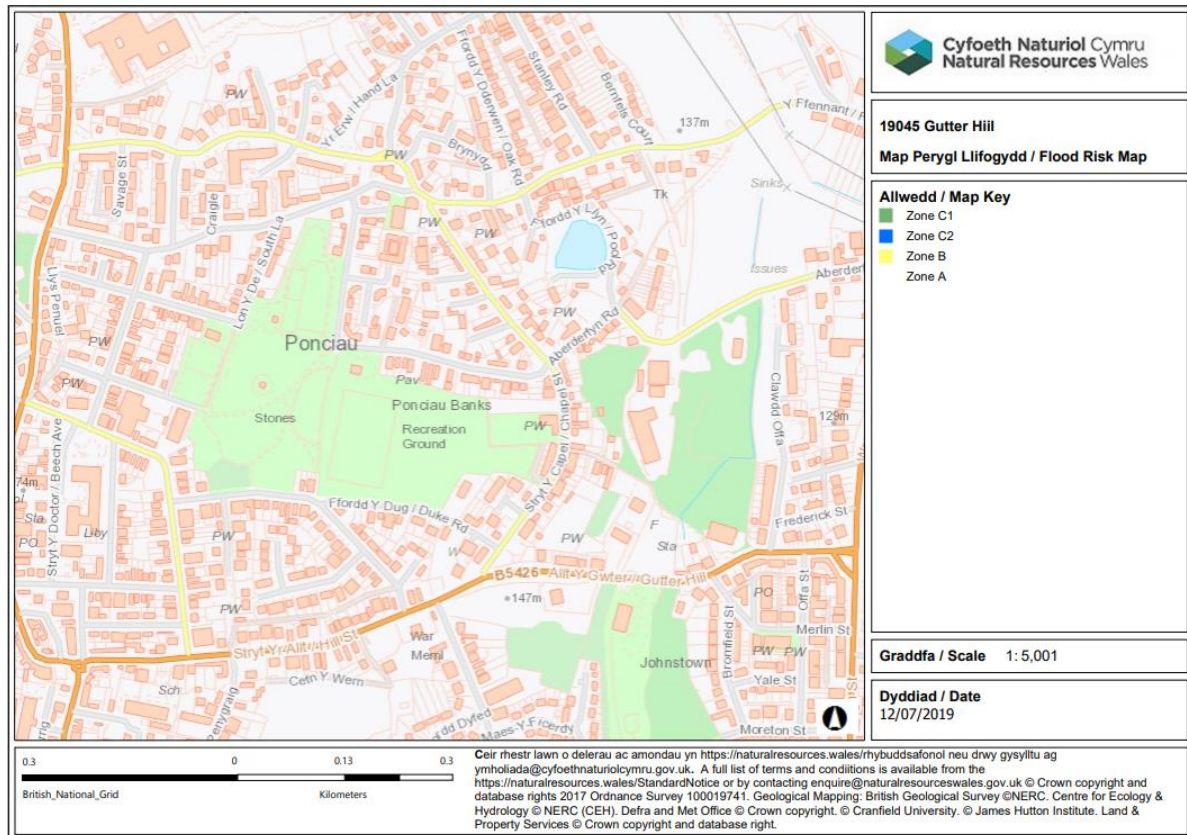
All taps will be water-saving pressure activated.

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 the B5426 Gutter Hill. 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 (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 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.