

Blueprint Architectural Services Ltd

Redwither Business Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement **Rev A**



Statement prepared for:

Mr. George Powell
Wrexham Warehouse Project

Unit 4,
Oak Road,
Wrexham,
LL13 9RG.

Statement required for:

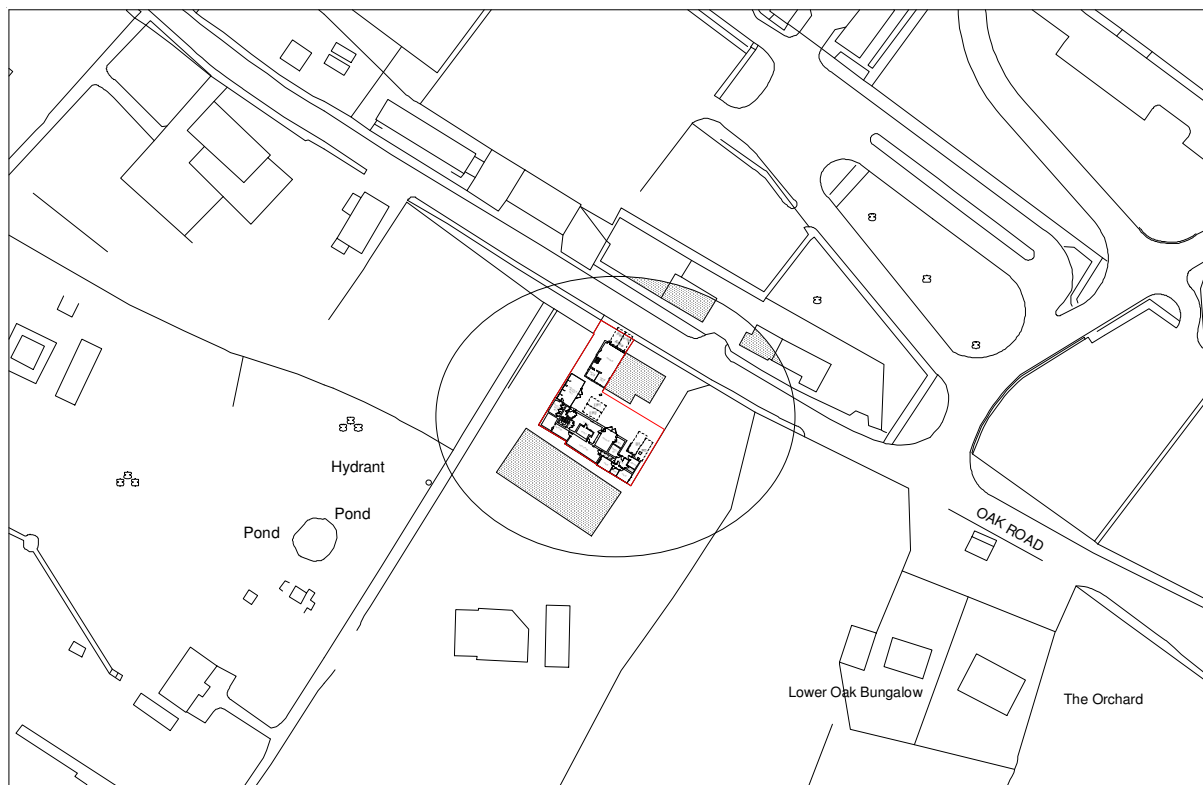
Change of use in retrospect to form training and educational facility at Wrexham Warehouse Project,
Oak Road, Wrexham Industrial Estate, Wrexham. LL13 9RG

1. Brief:

- 1.1** We have been approached by our client to prepare a planning application for change of use in retrospect at Wrexham Warehouse Project.
- 1.2** Wrexham Warehouse Project was established in 2011 as a training and employment centre, which transitioned into charity for local young people in 2014.
- 1.3** The charity now offers a range of training and employment facilities and opportunities for the young people involved.

2. Access, including movement to and from the site:

- 2.1** Access to the site, which is shared, is provided to the front of the unit off Oak Road on Wrexham Industrial Estate.
- 2.2** A newly constructed bypass enters the industrial estate from the North West, which has eased the traffic flow dramatically in recent years.
- 2.3** Wrexham Industrial Estate is connected to the road network by the A483 which provides a link to the major roads of the country such as the M53/M56/M6/M1.



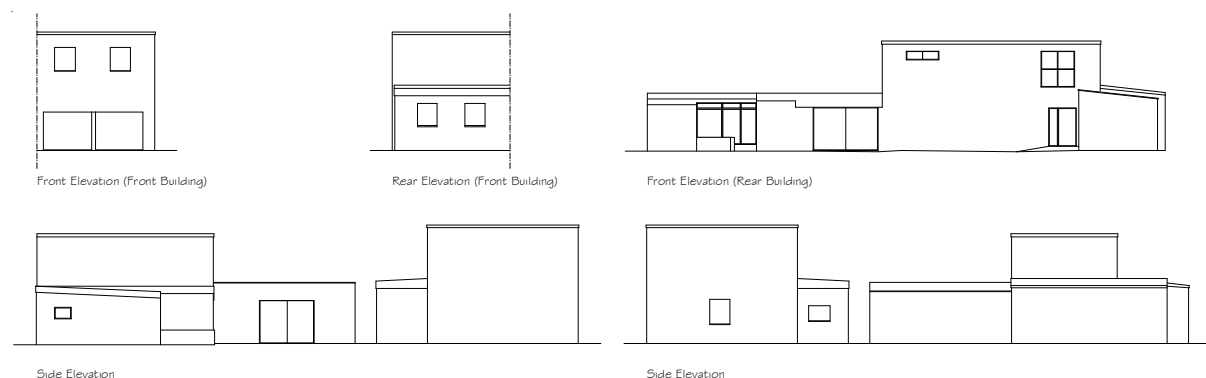
1. As Built Site Plan

- 2.4** Due to the personal circumstances of the young people that visit Wrexham Warehouse Project; many of the visitors do not have access to their own means of transport. Majority of the young people visiting the site use the minibus service Wrexham Warehouse Project provides or use the local public transport. Therefore, very few cars visit the site.

- 2.5** 2no. car parking spaces are provided to the front of the main Warehouse Unit (Courtyard Area). These spaces are currently used for staff. There is also parking spaces available for the regularly used minibus and the delivery vehicle within the sites boundaries.
- 2.6** In addition to the spaces noted above; a couple of cars currently park to the front of the smaller unit associated with Wrexham Warehouse Project.
- 2.7** There are numerous entrances into the buildings around this site. All of which have been provided with level thresholds to ensure that all access points are wheelchair accessible.

3. Appearance:

- 3.1** The main building is a large two storey unit with a wraparound single storey element to the rear. The building that is located to the front of the main unit is also two storey and is currently used as a workshop and storage area associated with Wrexham Warehouse Project.
- 3.2** The external appearance of both units comprise of brickwork. The brickwork to main unit is painted red and the unit to the front has a whitewash finish.
- 3.3** The character of these buildings is traditional for the use on industrial estates. This design can be found along the street scene and is very common within the immediate vicinity.
- 3.4** The change of use does not have a detrimental impact on the existing appearance.



2. As Built Elevations

4. Community Safety

- 4.1** To our knowledge, the change of use has not affected the community safety in any way.
- 4.2** According to information available to the general public there has been 35 crimes reported in the vicinity for the month of August 2017. This information has been obtained from the Police website (www.Police.uk)

5. Environmental Sustainability

- 5.1** The buildings have been insulated to ensure the unit is thermally and acoustically efficient.
- 5.2** Double glazed windows have been installed throughout the buildings. This improved the heat loss of the buildings dramatically by retaining the warmth within the units.

6. Conclusion:

- 6.1** Wrexham Warehouse Project is an expanding Charity, which is something that should be congratulated and actively encouraged. To discourage a charity from growing is a very negative attitude.
- 6.2** The number of parking spaces that are currently available to the site is ample for the use of the Wrexham Warehouse Project in their present state.
- 6.3** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

*Document Prepared by:
Steven Michael Eltham
Architectural Technician
on behalf of Blueprint Architectural Services Ltd*

Rev A: Dec 2017 – S.M.E.