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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:

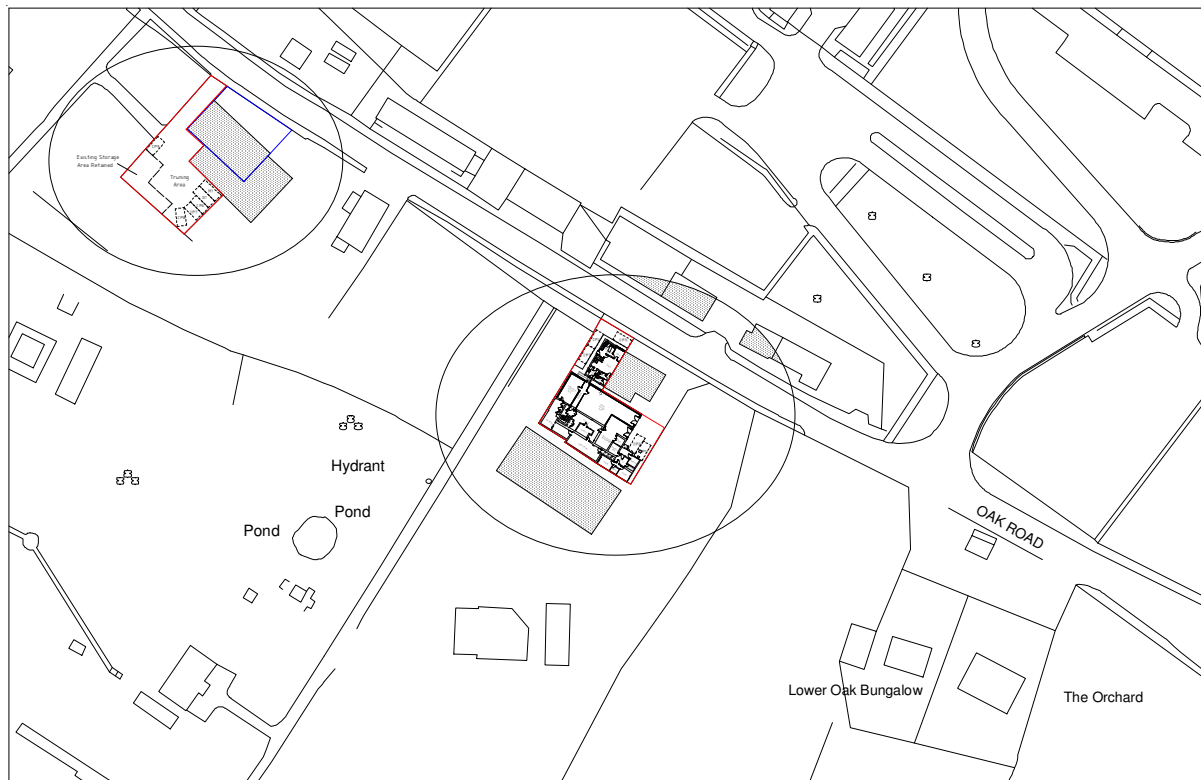
Extension to commercial unit along with internal alterations at Wrexham Warehouse Project, Oak Road, Wrexham Industrial Estate, Wrexham. LL13 9RG

1. Brief:

- 1.1** We have been approached by our client to provide the designs to extend along with internal alterations to the unit at Wrexham Warehouse Project to enhance their facilities.
- 1.2** Wrexham Warehouse Project is a local charity which offers a range of training and employment facilities and opportunities for young people.
- 1.3** The proposed extension will enable Wrexham Warehouse Project to expand their facilities to reach out to more of the younger generation in need.

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

- 2.1** Access to the site is provided to the front of the unit off Oak Road on Wrexham Industrial Estate. This is a shared access that is to remain as existing and is to be unaltered.
- 2.2** The current parking arrangements comprise of 2no. car parking spaces to the front of the main Warehouse Unit (Courtyard Area), 2no. parking spaces to the front of the smaller unit and parking spaces for the minibus/delivery vehicle within the sites boundaries.
- 2.3** Our proposal post extension is to relocate the minibus and delivery vehicle parking spaces to a separate site which is under the ownership of our client when not in use. This allows for rearrangement of the car parking spaces within the main site (See Planning Site Plan Ref:W132/005).
- 2.4** This additional site that is under our client's ownership also provides further parking spaces for staff. Therefore, a total of 9 car parking spaces are available as opposed to the 4 that are currently allocated for the staff/visitors of Wrexham Warehouse Project.

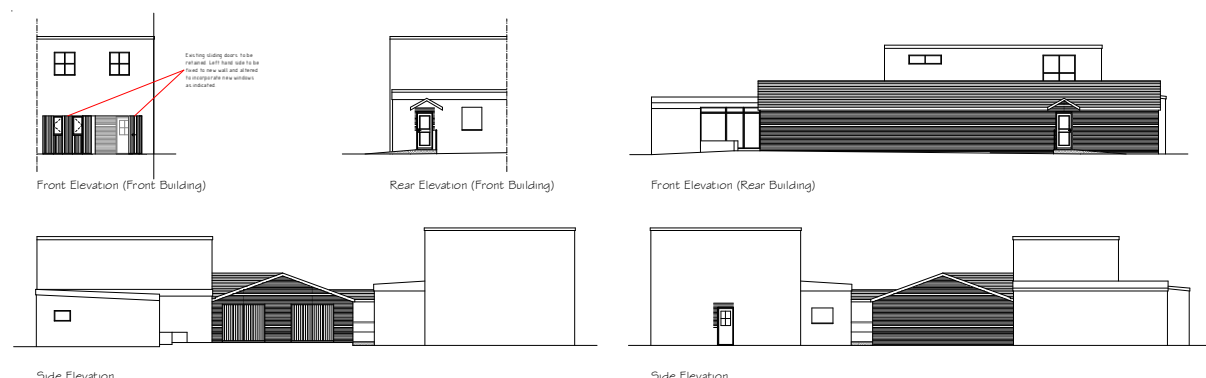


1. Proposed Site Plan

- 2.5** A newly constructed bypass enters the industrial estate from the North West, which has eased the traffic flow dramatically in recent years.
- 2.6** 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.
- 2.7** The existing parking area is to be graded up to the building to ensure level access is achieved.
- 2.8** There are numerous entrances into the buildings around this site. All of which will be provided with level thresholds to ensure that all access points are wheelchair accessible.

3. Appearance:

- 3.1** The extension will consist of a traditional masonry construction with a brickwork finish to match the existing building. The unit will be large enough to provide the additional services while safe enough to ensure safe working conditions.
- 3.2** To the front unit, which is located directly off Oak Road, the external appearance is virtually remaining the same. Our client's intention to keep the existing sliding doors and alter to accommodate the internal alterations proposed. The doors to the right are to remain in situ with a new wall construction be built behind. On the left hand side; the doors are to be unhung and fixed to a new wall construction. Doing this will allow the existing doors to be reused, albeit not for access to the building. These will also be altered to allow for windows. See planning drawings Ref:W132/004 for details.
- 3.3** Entrances into the extension will be provided in the front and side elevations. Traditional timber swinging doors will be provided to access the Brick Laying and Joinery Training Areas. A personnel door will be provided to the front, which will enable a link between the existing front unit and the proposed extension. A roof link will cover this passageway.
- 3.4** Fire escapes are to be provided to the building in the locations as indicated on the proposed floor plans. These escapes will have push bar exit doors to ensure exit from the building in the event of a fire is done effectively and quickly.



2. Proposed Elevations

4. Community Safety

- 4.1** There is no reason to believe the extension of a commercial unit will affect the community safety in any way.
- 4.2** According to information available to the general public there has been 25 crimes reported in the vicinity for the month of June 2017. This information has been obtained from the Police website (www.Police.uk)

5. Environmental Sustainability

- 5.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.
- 5.2** Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the dwelling.
- 5.3** The unit will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

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 construction of the new extension will give the Charity the space required to provide more efficient services/facilities to the ever going demand.
- 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:
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Architectural Technician
on behalf of Blueprint Architectural Services Ltd*

Rev A: Dec 2017 – S.M.E.