

DESIGN & ACCESS STATEMENT

Proposed New Bakery & Offices, Village Bakery (Wrexham) Ltd, Ash Road South, Wrexham Industrial Estate



December 2015

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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 new bakery, offices and associated external works. A pre-app was submitted to Wrexham County Borough 27 February 2015 and a copy of the response is appended to this submission.

Commercial Statement (prepared by Village Bakery Wrexham Ltd)

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

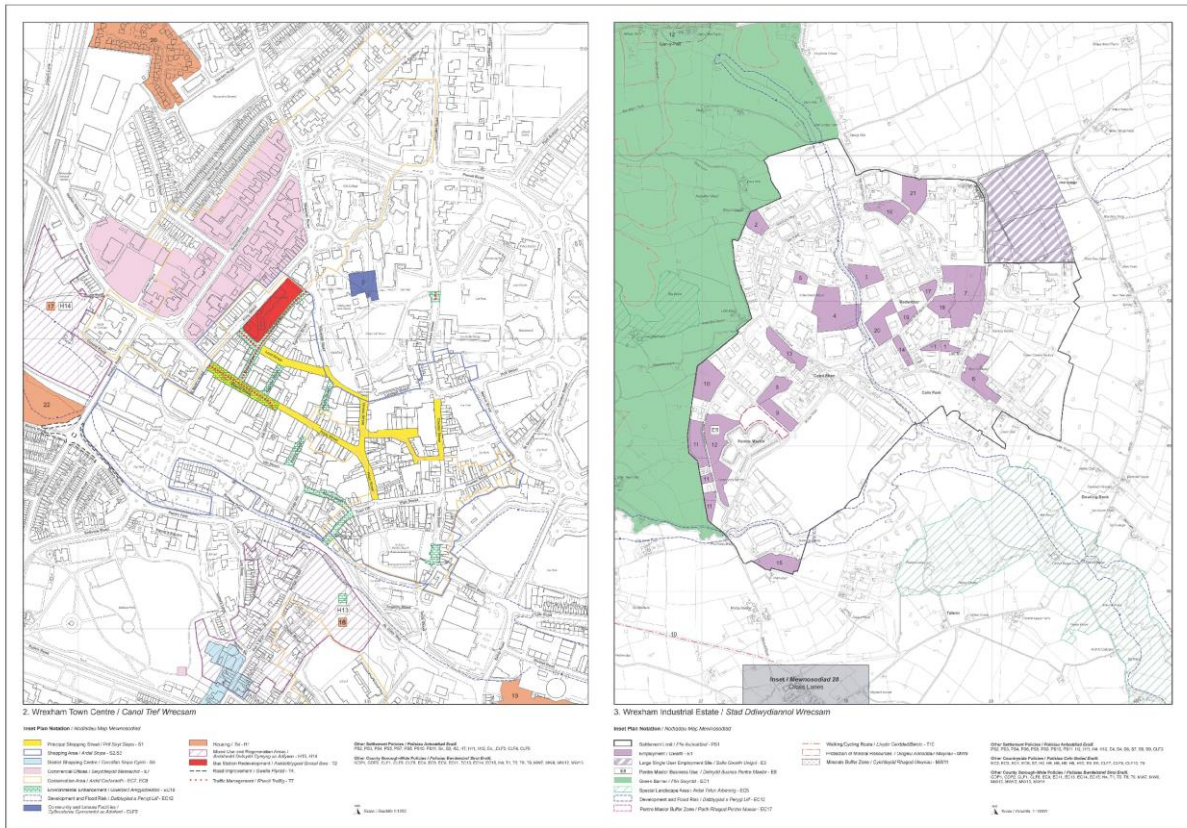
The proposed new site will allow us to safeguard 400 jobs and create 150 new permanent living wage jobs in the Wrexham area. Our aim is to continue to supply our fantastic products both nationally and internationally. We predict that the new site will enable us to double our turnover

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 Erilas 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



Location plan – not to scale



Proposals

The proposals involve the development of the site to provide a new bakery and office over a floor area of 214,000 sq ft. The building will be developed along with a new access road, service yards, car parking, HGV loading/unloading area and retention of existing wooded area and ponds with ecological enhancements and mitigation. The building will be designed to BREEAM standards.

Character / Appearance / Amount

The proposed development is located within Wrexham Industrial Estate which has a variety of building styles, scale and design. The estate is well established with traditional metal clad units of typical design and finish. Certain more modern units and additions are contrary to the tradition feel which enhances and contributes to the character of the area. The proposed building will be of modern design incorporating environmental sustainable/recycled materials wherever possible. The proposed building will be constrained by its physical boundaries on site and designed to reflect the Training Academy and Innovation Centre at Village Bakery's site off Coed Aben Road.



Block Plan – not to scale

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Site Photos



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 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.

It is the applicant’s full intension for the building to meet the required BREEAM standards.

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

All taps will be water-saving pressure activated.

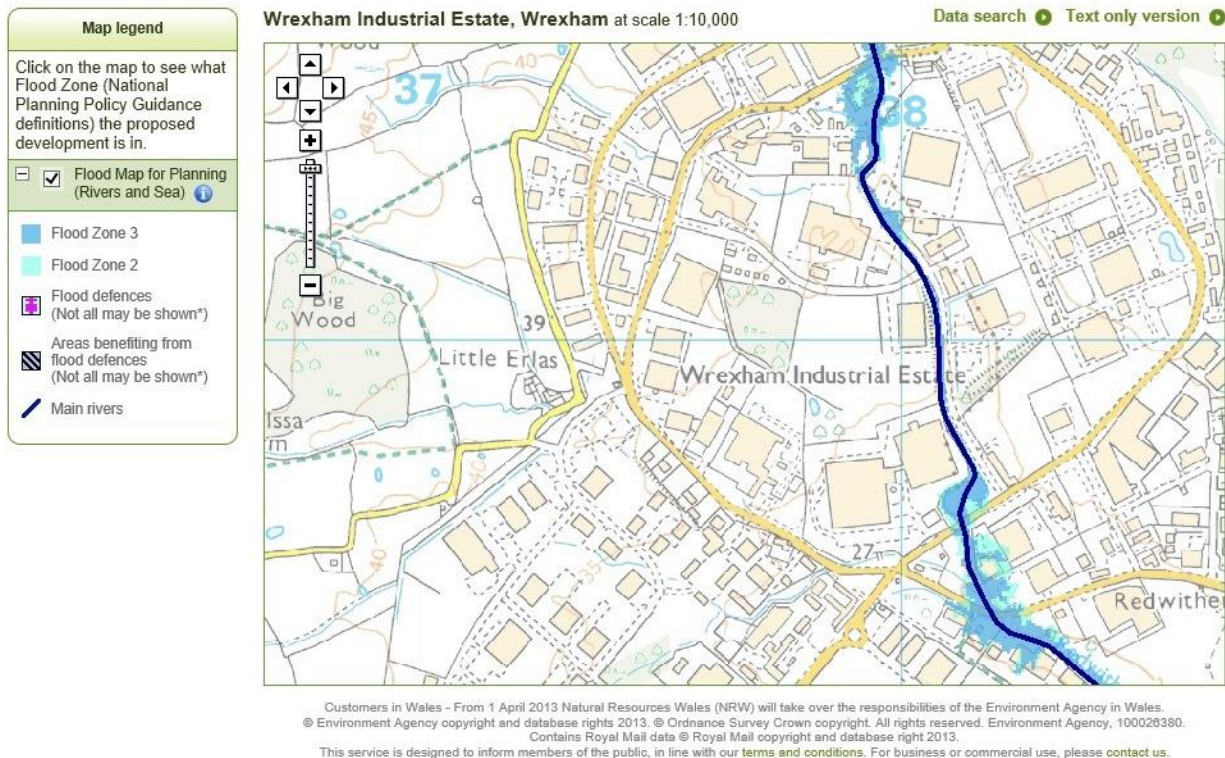
Windows and glazed areas will have solar-control glass and fitted with brise soleil to reduce heat gain and reliance on mechanical cooling

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. All as detailed on Tier Consult drawings submitted as part of this application.

Movement

Existing highway access will be as shown on the submission drawings and detailed by the Highways Consultant submitted as part of the application. Routes to and from Wrexham Industrial Estate are well established and been in operation for many years. The primary vehicular access from the A483 has been improved and the section from the end of the A5156 along the A534 and Industrial Estate Road has been widened to a dual carriageway. Good access through the site is retained to accommodate vehicle movement. A number of parking spaces will be provided on site along with disabled and cycle.

The development is accessible by public transport, further reducing the reliance on motor vehicles. A traffic assessment and travel plan prepared by John Sumner are submitted as part of this application.

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. The proposed new site will allow Village Bakery to safeguard 400 jobs and create 150 new permanent living wage jobs in the Wrexham area.

Ecology

Enfys Ecology carried out a number of ecological surveys including an extended phase 1 habitat survey of the site, a desk study examining local ecological records held for the area by Cofnod, (the ecological record centre for the North Wales region), a badger survey, breeding bird survey, great crested newt surveys of the ponds on site, and an assessment of the site's potential for invertebrate species.

A copy of their report and surveys are submitted as part of the planning application. A further plan detailing proposed ecological mitigation and enhancements prepared in conjunction with Enfys Ecology and tabled at the final pre-app meeting with WCBC ecologist is also submitted.

The recommendations of Enfys Ecology reports will be fully adhered to and implemented as part of the development works. The proposed ecological mitigation and enhancements which received support by WCBC ecologist will also be fully adhered to and implemented as part of the development works

Trees

Old Oak Tree carried out a tree survey and prepared a tree report to support a planning application to develop the site in line with BS5837:2012 Trees in Relation to design, demolition and construction: Recommendations.

A copy of their report is submitted as part of the planning application.

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 & 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 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.