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Design and Access Statement



Fig. i.

Statement prepared for:

Mr A Cottle

Former Wrexham Body Kraft Unit

Davy Way

Llay Industrial Estate

Llay

Wrexham

LL12 0PJ

Statement required for:

Material change to elevations, vacant industrial unit at Davy Way, Llay Industrial Estate, Wrexham.

Design

0. Brief

0.1

We have been employed by Mr A Cottle acting on behalf of PLS a lighting supplier that provide LED specialist lighting solutions, PLS wish to lease the vacant building on Llay Industrial Estate.

0.2

The Building has been vacant for several months, because of the economic downturn there has been very little interest in leasing the building.

0.3

Internal changes have also been incorporated into the proposal, these changes however can be completed under permitted development rights.

0.4

Our client intends to alter the existing building to suit the new tenant's requirements. The new openings indicated are to provide natural light to offices, meeting & training rooms.

1. Assessment

1.1

The vacant industrial unit was occupied by a Wrexham Body Kraft a vehicle body repair business prior to them relocating to new premises. Since the vacation of the body shop there has been no occupation of the building. The building currently is set up for such an activity with a large workshop/warehouse area, offices, kitchenette and canteen areas, along with WC's.

1.2

It was deemed a first floor would be required to provide areas for training and meetings. The current first floor in the building would require upgrading, which the local authority building control department will inspect and receive detailed plans from blueprint in relation to.

1.3

The material change to the front elevation of the building wouldn't impact on any adjacent buildings, as there is a roundabout directly in front of the building.

1.4

All equipment and machinery to coincide with the previous occupiers has been removed as the equipment was required at their new premises.

2. Character

2.1

The industrial unit is a common portal framed building that has been altered internally over the years, this is clear following a survey of the building.

2.2

Our proposed alteration would improve the visual appearance of the building as currently at present the building is a mass of corrugated steel work. See the fig.ii below.

2.3

There are a number of industrial buildings on L Lay industrial estate all differing in color, mass and appearance to the street scene. Our proposal is for a new front entrance extension to improve the entrance area into the building. The extension of the entrance will improve the buildings appearance and current street scene.



Fig. ii.

2.4

The proposed window openings to the first floor will again improve on the visual appearance of the building and ensure the front elevation isn't a large bland elevation.



Front Elevation

Fig. iii.

2.5

All door opening furniture and frames at ground floor to contrast visually with the surface of the door. All handles should be capable of being operated with a closed fist and not cold to the touch. Clear manoeuvring space in front of any reception desk or counter is 1200mm deep. Reception desk or counter is designed to accommodate both standing and seated visitors such that at least one section of the counter is at least 1500mm wide, with its surface no higher than 760mm, and a knee recess, not less than 700mm, above floor level. Any compartment for use by ambulant disabled people has a WC pan that conforms to BS 5503-3 or BS 5504-4 in terms of key dimensions, in order to accommodate the use of a variable height toilet seat riser.

2.6

Any Disabled persons will not require access to the first floor. Kitchen and toilet facilities are provided at ground floor level which means any disabled persons visiting or employed at the site will be accommodated at ground floor level.

3. Community Safety

3.1

An empty unit is often a place of attention for crime and vandalism. There is no evidence to suggest the occupation of the building would have any impact on community safety within the area.

3.2

With the inclusion of first floor windows natural surveillance of the area is vastly improved.

3.3

According to information available to the general public there has been 33 crimes reported in the vicinity for the month of May 2012. The crimes reported vary from burglary to anti-social behavior. This information has been obtained from the Police website (www.Police.uk)

4. Movement to, from and within the site

4.1

Excellent road links to Llay industrial estate mean the unit in a prime location, Chester & Wrexham are easily accessible, with Queensferry, Ellesmere port, Birkenhead all less 40 min drive away.

4.2

The A483 bypass which is a few minutes drive away from Llay industrial estate connects to the A55 which is a direct route to Holyhead ferry terminal, ferry's to Ireland are regular meaning any import or export of products to Ireland is accessible via road links. In the opposite direction the A55 connects to the M53 which terminates in Liverpool, there is also an intersection to the M56 which means Manchester is easily accessible via road links.

4.3

As Manchester and Liverpool are accessible by road any imports via air can easily be distributed to Llay following arrival at Manchester or Liverpool Airport.

4.4

Building is to be provided with ramped access, maximum gradient of 1 in 12 to entrance point of building with 1200mm deep level platform at top of slope. Allow for roll-over threshold to entrance door. Ramped access to entrance to comply with part M requirements. Internal doors at ground floor are to be of such a size so as to provide clear opening between stops of 800mm. A designated disabled parking space is to be provided to the front of the site as indicated on site plan drawing no C039/005 reva.

5. Conclusion

5.1

By allowing this proposal to take place it will ensure a new business will occupy a vacant industrial unit.

5.2

Many business are closing and not being replaced so the support of Wrexham Council in these difficult economic times will allow both the building owners and new tenant to maintain their business ambitions.

*Document Prepared by:
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on behalf of
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Rev A