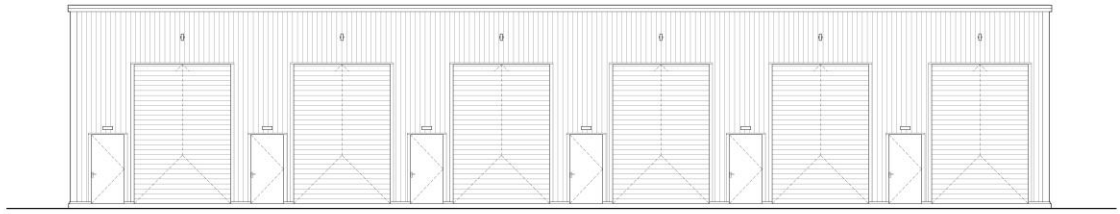
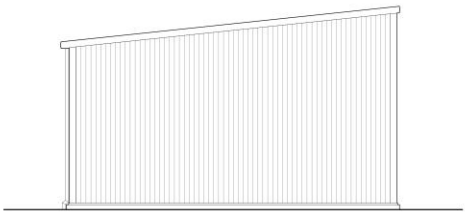
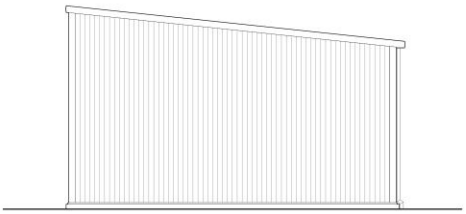
The Foundry, 15 Yorke Street, Wrexham, LL13 8LW
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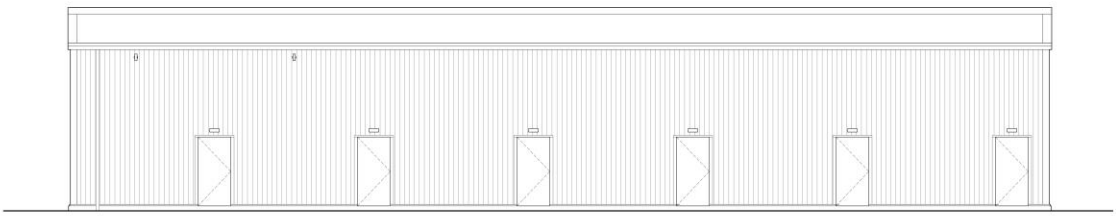
DESIGN AND ACCESS STATEMENT

Land adjoining Wilson Auto Repair, Miners Park, Llay Industrial Estate, Wrexham, LL12 0PJ









Client: Jason Wilson
Design team: HDS Architectural services LTD

1. Introduction

This Design and Access Statement supports a planning application for the construction of a small industrial building within Miners Park, Llay. The proposal provides modern, flexible workspace suitable for Business and light industrial use, contributing to the ongoing economic activity of the established industrial estate.

To be read in conjunction with drawing No's and details;

- WAR-PD-01-As Existing Site Plans
- WAR-PD-02-Proposed Site Plans
- WAR-PD-03-Proposed Floor Plan
- WAR-PD-04-Proposed Elevations



Fig.1 Aerial view of Site

2. Site Context

Miners Park is an established employment area located to the north of Llay, with a mix of light industrial, commercial, and storage uses. The site is served by existing estate roads and has good access to the A483 and wider regional transport network. Surrounding buildings are typically single-storey or low two-storey industrial units with functional designs and varied cladding materials.
The application site is a level plot adjacent to the applicants existing building, currently unused and free of built structures.

3. Design Proposal

3.1 Use

The proposed building will be used for Business and light industrial (Class B1) purposes, consistent with the established character and planning designation of Miners Park.

3.2 Amount
The development comprises a single building of approximately 280 sqm split up into 6 separate units with work space and individual toilet facilities.

3.3 Layout
The building is positioned to maximise operational space while allowing for safe vehicle circulation and parking. The layout includes:
- Forecourt parking and turning area
- Pedestrian access to units
- Service access via a roller shutter door to the main workspaces

3.4 Scale
The building is single-storey with a typical industrial height of approximately 6.2 metres to ridge level, in keeping with neighbouring units.

3.5 Appearance
The design adopts a simple, functional industrial aesthetic. Materials include:
- Insulated metal cladding in neutral tones
- Profiled metal roof
- Powder-coated aluminium doors

The appearance aligns with the surrounding industrial buildings and maintains a cohesive visual character within the estate.

4. Access

4.1 Vehicular Access
Access is taken from the existing estate road network. The site layout provides:
- Dedicated parking spaces for staff and visitors
- Adequate turning space for vans and small goods vehicles
- Safe separation between vehicle and pedestrian routes

4.2 Pedestrian Access
Pedestrian access is provided via a clearly defined footpath leading to the main entrance. The entrance is level and step-free to ensure accessibility for all users.

4.3 Inclusive Access
The building is designed to meet relevant accessibility standards, including:
- Level thresholds
- Mobility spaces

5. Sustainability
The proposal incorporates energy-efficient construction methods and materials, including insulated cladding and LED lighting.

6. Conclusion
The proposed industrial building represents a modest, well-designed addition to Miners Park, Llay. It is compatible with the surrounding industrial uses, provides high-quality employment space, and ensures safe and inclusive access for all users. The development supports local economic growth while respecting the established character of the area.