WREXHAM COUNTY BOROUGH COUNCIL
23 JUN 2026
ECONOMY & PLANNING

STEELFORCE

The Steel Framed Building Company
Unit 2, Butlers Yard, Sarn, Malpas. Cheshire. SY14 7LN
Tel: 01948 770111

Design and Access statement for

A Proposed Building

Location

Hinwil House
Wrexham Road
Holt
LL13 9SW

Client – Mr Williams

Mr Williams and his family have owned the property for 50 years. He owns 60.7 hectares of land around the farm. He also rents a further 28.32 hectares. They have 175 cattle at present. He needs the building for storage of farm machinery and feeds for the cattle.

SCALE

The building measures 30.48m x 13.72m. The height to lowest eaves is 4.09m. The maximum height will be 5.95m which is similar in height to the buildings next to it, so will not stand out or look out of place from its surroundings.

LANDSCAPING

The proposed building is to be erected at the rear of the farm so will not be seen from the road. The farm is quite well screened by existing hedge rows.

ACCESS

The existing access from the main road will remain the used entrance and no extra traffic will be required. The building is to be used for storage/shelter from the elements. The building will be built on level ground giving good pedestrian access. The building will be built with access suitable to all, entrances and exits being wide enough to allow quick escape, should the need arise, but great care must be taken around implements and machinery on the site.

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ENVIRONMENTAL SUSTAINABILITY

The proposed building will have a fibre cement roof with rooflights which will give light inside the building all day long. Saving the need for extra light or energy during the day. The cladding is timber boarding which will blend in well with its surroundings and the other buildings on site. There is no requirement for foul drainage at all. The building poses no major impact on the environment.

APPEARANCE/CHARACTER

The building has been designed to the customers' requirements. The roof will be constructed of fibre cement sheeting with rooflights to allow natural light into it. The side cladding will be timber boarding and so will blend in with its surroundings.

COMMUNITY SAFETY

The proposed building does not raise any issues with community safety.

SITE LAYOUT

The building has been positioned so it doesn't look out of place, It will be built for a genuine purpose. It is to enable the client to store/shelter equipment/implements, machinery and feed from the elements and last longer without changing the appearance of its surroundings too much.

SUMMARY

The proposed building is much needed for vital storage/usage for the client. It would help improve the day to day running of the farm and help Mr Williams keep his machinery and equipment safe and secure
The building is designed to blend in with its surroundings
The location will have no impact on wildlife in the area