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Design and Access Statement



Statement prepared for:

Proposed new storage unit at Marlborough Road, Wrexham Industrial Estate, Wrexham. LL13 9RJ.

1. Introduction

1.1 This Design and Access Statement has been prepared in support of a planning application for the erection of a new B8 Storage and Distribution unit adjacent to an existing commercial unit at Marlborough Road, Wrexham.

1.2 The proposed development comprises a single-storey storage and distribution building with a gross internal floor area of approximately 232m² (2,500 sq ft). The development will provide additional operational space for a perspective business to use in a designated employment area.

1.3 The proposal has been designed having regard to the adopted Wrexham Unitary Development Plan (UDP), Planning Policy Wales and the principles of sustainable development.

2. Site and Surrounding Area

2.1 The application site forms part of an existing commercial premises located on Marlborough Road within an established employment area of Wrexham.

2.2 The surrounding area is characterised by industrial, warehouse, storage and commercial uses, together with associated servicing and parking areas. The site benefits from an existing vehicular access directly from Marlborough Road which currently serves the existing unit.

2.3 The proposed development utilises underused land within the existing commercial curtilage and represents a logical extension to the existing operation.

3. Development Proposal

3.1 The proposal seeks planning permission for the construction of a new B8 storage and distribution unit measuring approximately 232m² (2,500 sq ft).

3.2 The building will be located adjacent to the existing unit, creating a coherent and efficient site layout whilst maintaining sufficient space for servicing, vehicle circulation and operational activities.

4. Design

4.1 Layout

4.11 The proposed building has been positioned to integrate with the existing development pattern on the site.

The layout has been designed to:

- Maintain efficient operational use of the site.
- Retain adequate circulation and manoeuvring space.
- Preserve existing servicing arrangements.
- Ensure safe access for staff, visitors and delivery vehicles.

4.12 The development makes efficient use of previously developed land and avoids unnecessary land take.

4.2 Scale and Form

4.21 The proposed unit adopts a scale and form typical of modern storage and distribution buildings.

4.22 The building height and massing will remain subordinate to the wider industrial setting and will sit comfortably alongside neighbouring commercial premises.

4.3 Appearance

4.31 The building will utilise durable industrial materials including profiled metal cladding, insulated composite wall panels and metal roof sheeting.

4.32 Colours and finishes will be selected to complement the existing unit and surrounding commercial development.

4.33 The overall design reflects the functional nature of B8 operations whilst maintaining a high standard of appearance.

5. Access

5.1 No new vehicular access is proposed as part of this development.

5.2 The site will continue to be served by the existing access point from Marlborough Road. This access currently accommodates traffic associated with the existing commercial operation and provides suitable visibility and connectivity to the local highway network.

5.3 The continued use of the existing access accords with sustainable design principles by avoiding unnecessary highway works and minimising impact on the surrounding road network.

5.4 The proposal is not anticipated to generate a significant increase in traffic movements beyond those typically associated with a small-scale storage and distribution facility..

5.5 Pedestrian access arrangements will remain unchanged and will continue to utilise the existing site entrance and circulation routes.

5.6 Safe movement between parking areas and building entrances will be maintained.

6. Inclusive Design

6.1 The proposed development has been designed to provide inclusive access for all users.

6.2 Access to personnel entrances will be level where practicable and the building will comply with the relevant requirements of the Building Regulations relating to accessibility.

6.3 The proposal will therefore ensure that employees, visitors and service providers can access the building safely and conveniently.

7. Planning Policy Assessment

7.1 The application site is located within the established employment area of Wrexham Industrial Estate on Marlborough Road. Wrexham Industrial Estate is recognised as a strategic employment location within the County Borough and accommodates a wide range of industrial, manufacturing, warehousing and distribution businesses.

7.2 The proposed development comprises a new B8 Storage and Distribution unit with a gross internal floor area of approximately 232m² (2,500 sq ft) located adjacent to an existing operational unit.

7.3 The proposal accords with the objectives of the Wrexham Unitary Development Plan by:

- Supporting the retention and expansion of employment uses within an established employment area.
- Providing additional storage and distribution floorspace in a sustainable location.
- Making effective use of previously developed land.
- Utilising existing infrastructure and servicing arrangements.
- Maintaining safe vehicular access through the continued use of the existing site entrance from Marlborough Road.
- Ensuring the scale, massing and appearance of the building are consistent with the character of surrounding industrial and warehouse development.
- Avoiding any adverse impact on residential amenity due to the site's location within a predominantly industrial environment.

7.4 The proposal is consistent with the UDP's general development principles, which seek to encourage economic development, support employment opportunities and ensure that development is appropriately designed and accessible.

7.5 The development will contribute positively to the continued growth and vitality of Wrexham Industrial Estate, which remains one of the principal employment locations in North Wales.

8. Conclusion

8.1 This application seeks permission for the construction of a new 232m² (2,500 sq ft) B8 storage and distribution unit adjacent to an existing commercial building on Marlborough Road, Wrexham.

8.2 The development has been carefully designed to complement the existing site, utilise the established access arrangements and provide additional operational floorspace in an appropriate and sustainable location.

8.3 The proposal will support local economic activity, maintain highway safety and make efficient use of developed land. Accordingly, the development is considered to represent a sustainable form of development that accords with the objectives of the adopted Wrexham Unitary Development Plan and national planning policy.

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