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Design and Access Statement



Statement prepared for:

Richard Rogers
1 Abbey Road
Wrexham industrial estate
Wrexham
LL13 9RF

Statement required for:
Proposed new storage unit on 1 Abbey Road, Wrexham industrial estate, LL13 9RF

1. Brief:

1.1 We have been approached by our client to seek the planning permission required the proposed development.

1.2 The site benefits from existing infrastructure, including access roads, drainage systems, and utility connections. Its location within a designated employment area makes it highly suitable for continued industrial use.

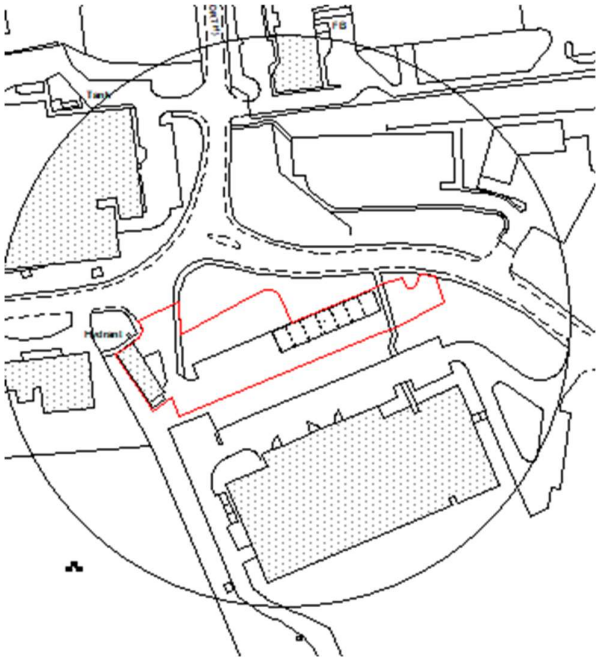
1.3 The proposal put forward is in line with the current use of the site, and is aimed at supporting the local economy and promoting small businesses/start-ups in the area.

2. Access, including movement to and from the site:

2.1 The application site is located within Wrexham Industrial Estate and benefits from an established access arrangement via the existing estate road network. The access point is currently used by a range of vehicles including Heavy Goods Vehicles (HGVs), delivery vans and private cars. As part of the proposed development, this access point is to be retained and remain unaltered, as indicated on the submitted site layout drawing

2.2 The site is positioned within close proximity to the primary road network serving Wrexham Industrial Estate. The estate benefits from direct connections to key routes including the A534 and A483. These routes provide efficient access to the wider highway network, allowing vehicles to travel northbound towards Chester and southbound towards Oswestry.

2.3 The A483 dual carriageway serves as the main transport corridor linking the area to surrounding towns and cities. Its proximity to the application site ensures that the proposed development is easily accessible for both employees and delivery vehicles, supporting its intended industrial use.



2.
As Built Site Plan

2.4 The site is accessible to employees via private vehicle, with limited pedestrian access due to the nature of the industrial estate. Local amenities, including convenience facilities and services, are located within a short driving distance, supporting day-to-day operational needs.



3.
Existing Access Point

3. Character:

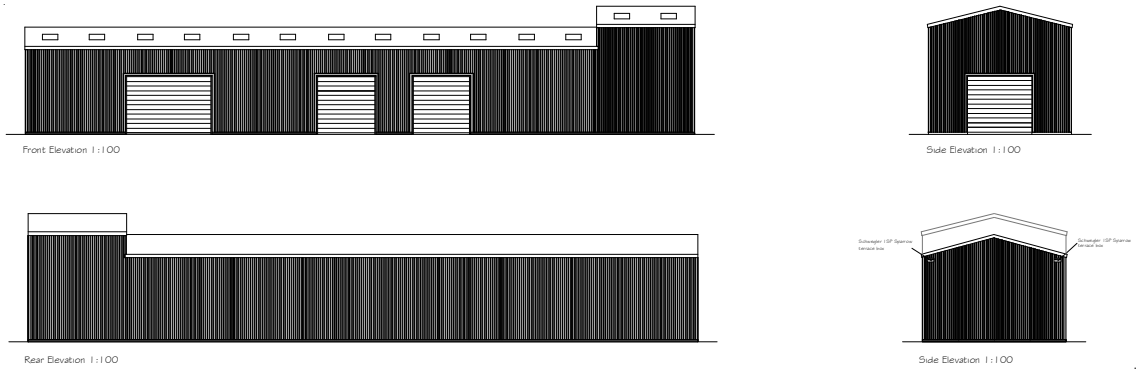
3.1 Wrexham is a large and expanding town within North Wales, with a strong industrial heritage. Wrexham Industrial Estate is one of the largest employment areas in the region and continues to play a key role in supporting economic growth.

3.2 The industrial estate comprises a wide range of commercial and industrial units, including manufacturing facilities, storage and distribution centres, and light industrial buildings. Many of these units have been developed and adapted over time to meet modern business needs

3.3 The application site is surrounded by similar industrial buildings constructed using steel portal frames with metal cladding. The surrounding units are generally in good condition and contribute positively to the overall character of the estate.

3.4 The existing site is typical of an industrial plot, with hardstanding areas and established access routes. The surrounding environment is functional in nature, with an emphasis on operational efficiency rather than residential amenity

3.5 The existing site consists of a steel portal frame industrial unit involving 2 open sides without metal sheeting. The proposal includes covering these frames to enhance the sustainibility, comfort and efficency of the unit.



4.
Typical Elevations

4. Appearance/Design Principles & Concepts.

4.1 The site layout has been developed in response to the existing access arrangements and the operational requirements of an industrial unit. The design seeks to maximise the use of the site while maintaining safe and efficient circulation for vehicles and pedestrians.

4.2 The proposal is for the construction of an industrial unit to support employment use within the estate. The design reflects the established industrial character of the area and aims to provide a modern, functional building suitable for a range of uses.

4.3 In order to respect the character of the surrounding area, the proposed building will be of a similar scale and massing to neighbouring units. The elevational treatment, as shown on the submitted drawings, provides a simple and effective industrial appearance

4.4 Security has been carefully considered as part of the design. The site will benefit from controlled access and clear boundary definition. This will ensure that unauthorised access is restricted, particularly outside of operational hours, reducing the likelihood of anti-social behaviour.

4.5 The positioning of entrances and service areas has been designed to improve operational efficiency and reduce potential conflict between vehicles and pedestrians. The arrangement also ensures that service activities are contained within the site boundary.

4.6 The building is constructed from a steel portal frame with insulated metal cladding. This form of construction is consistent with surrounding development and provides a durable, low-maintenance solution suitable for industrial use.

5. Community Safety

5.1 According to information available to the general public there has been 23 crimes reported on Wrexham industrial estate for the month of February 2026. The crimes reported vary from burglary to anti-social behavior. This information has been obtained from the Police website (www.Police.uk)

5.2 The application site is located within a well-established industrial area where activity is primarily business-related. Incidents of crime within such areas are generally associated with unoccupied or poorly secured sites.

5.3 There is no evidence to suggest that the proposed development will result in an increase in crime. On the contrary, the development will bring an underutilised site into active use.

5.4 The inclusion of a new industrial unit will improve natural surveillance within the site, particularly during working hours when the building is occupied.

6. Environmental Sustainability

6.1 Energy-efficient lighting will be installed throughout the building, ensuring compliance with current standards. All lighting will utilise energy-saving fittings to reduce overall energy consumption.

7. Local And National Polices.

7.1 The proposed development is compliant with relevant policies set out by Wrexham County Borough Council, which support development within designated employment areas and encourage economic growth.

7.2 The scheme accords with the principles of Planning Policy Wales, promoting sustainable development and the effective use of land.

8. Conclusion:

8.1 The proposed development represents an appropriate use of land within Wrexham Industrial Estate and will contribute to the ongoing economic growth of the area.

8.2 The scheme has been designed to ensure safe and efficient access, appropriate appearance, and compliance with relevant regulations and policies.

8.3 The introduction of a new industrial unit will support local businesses and improve the overall utilisation of the site.

8.4 There are no justifiable planning reasons to refuse the application, and it is considered that the proposal should be supported by the Local Authority.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd