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**OUR REF GMS436/GPH**

# Building Design & Access Statement for Proposed Erection of Light Industrial Unit, Utilising Existing Footprint at Unit 13 Abenbury Way Wrexham Industrial Estate, Wrexham

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## INTRODUCTION & BACKGROUND

### 1.0 Introduction & Background

1.1 This Design & Access statement provides the background and detailed rationale behind the proposed erection of a light industrial unit at Unit 13 Abenbury Way Wrexham Industrial Estate.

1.2 This DAS seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme presented is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

1.3 For over 60 years A E Evans Ltd has been established as a manufacturer of fencing, landscaping and playground products. The existing production facility currently employs over 40 full-time office and production staff, and houses some of the most advanced automated equipment used in comparable production processes. This has enabled the business to become one of the UK's leading manufacturers of machined round and traditionally peeled timber fencing, landscape and amenity timbers and both timber and steel playground equipment.

1.4 Due to the growing success of their business, they are looking to advance their operations model and plan to relocate operations to Unit 13 Abenbury way, Wrexham Industrial Estate, which offers them more scope to expand their growing business for production of timber educational play equipment and domestic amenity and leisure shelters, with timber obtained from sustainable sources.

The site is more convenient for transportation of materials and finished products, and offers scope for expansion of production facilities with consequential expansion of workforce, so providing a significant employment opportunity benefit for the area.

There is an existing building on the site, being a large two span portal frame structure.

For production logistics to work, there will be a need to construct an additional portal frame building for timber treatment and storage. This to be within the large grounds of the site of smaller scale and subordinate to the existing large building on the site and complying with the vernacular for the Industrial Estate.

**ACCESSIBILITY**
**2.0 Accessibility**

2.1 Vehicular and pedestrian access to the site is well established and directly off Abenbury Way and so commercially viable.
Abenbury Way is a well-maintained major road on the Industrial Estate and very evidently complies with Highways criteria for an important service road. The access point maintains good visibility and will not require any modifications or re-siting resulting from the proposed new building.

2.2 There is already provision of much more than adequate car parking on the site, and space for future expansion if that facility is required.

2.3 Good access into and within the existing building is long established.
There are simple needs for access into the new building which will largely serve as a storage facility. A large roller shutter door provides that together with personnel /fire escape doors.

2.4 Staff will enter the building via the roller shutter door and personnel doors. The operations are such that there will only be a maximum 4 people inside the building at any one time.

2.5 Provisions for Fire Escape and egress will be implemented across the building and designated access points will be illuminated accordingly to confirm to part B of the Building Regulations.

**CHARACTER & DESIGN**
**3.0 Character & Design**

3.1 The proposed light industrial unit building is to be positioned at the rear of the existing building and subordinate to at much smaller scale on the edge of a large site.

3.2 The proposed building will mimic the existing at smaller scale being a low double pitched roof portal framed building with profiled sheet cladding on the roof, and partially on walls together with ventilated timber cladding, open slatted timber planks fixed vertically so that the stored timber material can readily air dry and cure.
There are no proposed visual changes to the existing building, other than light cosmetic work and possible internal alterations to cater to the business needs.

3.3 The proposed design aims to fully utilize the existing available free space on the site and also existing drainage provisions, for both foul and surface water. The comfort facilities present in the existing building will be used by all staff, and surface water run off the roof of the new building will be taken to the existing system with storage capacity incorporated if needed to ensure that permissible flow rates are not exceeded in a storm event.

3.4 The proposed building fabric/envelope will be formed with insulated powder coated aluminium cladding panels (by Kingspan or equal and approved) on roof, and walls, partially, connected to and supported by a steel portal frame. Slatted, vertical timber plank cladding will be fixed to a proportion of the walls, to assist timber preservation. The building will be designed to current Building Regulations standards. The proposed design, character and massing is representative of other buildings on site and the immediate surrounding area of the industrial estate.

**ENVIRONMENTAL SUSTAINIBILITY**
**4.0 Environmental Sustainability**

4.1 The following sustainable measures have been considered to reduce the environmental impact of the building;

a. Use of sustainable construction methods and materials where possible.

b. The building will be made up of robust materials to provide strong climate resistance.

c. Rainwater / surface water will be collected via existing gullies, and roof drainage channelled to the existing surface water drainage system, and the existing foul water system utilised entirely for staff amenities.

d. Illumination by natural lighting will be assisted by the slatted timber plank wall cladding, and sufficient LED lighting installed to operate in hours of darkness.

e. The design is proportionate in size for its intended use. The environmental impact is therefore reduced.

f. An ecological impact report has been prepared which concludes that the proposed works are benign and do not adversely affect wildlife, habitats or biodiversity.

**COMMUNITY**
**SAFETY**
**5.0 Community Safety**

5.1 The existing site is screened with high level steel wire fencing, which also serves as a demarcation of the site boundaries. There are heavy duty vehicle barriers across the building frontage, including a guarded main entrance

5.2 An internal interlinked alarm system, security lighting and CCTV are in place and will be extended to the new building to protect the business during non-operating hours.

5.3 The site is in extremely good visual context and can be clearly seen from Abenbury Way. It is protected by buildings on all sides with the same visual context.

5.4 The proposed new building will not obstruct or compromise any of the existing safety/security measures on site and will aim to make further provisions to enhance community safety.

**CONCLUSION**
**6.0 Conclusion**

6.1 We consider that this proposal provides a viable use for the land, which was previously used under the same purpose group, and provides a sustainable design allowing the business to expand locally to meet future demands. Expansion of the operations to the site will also provide more employment opportunity benefits to the local area.

**DRAWING ISSUE REGISTER DIR**
**7.0 Drawing Issue Register**

7.1 The Design & Access Statement should be read in conjunction with the following drawings accompanied with this application;
GMS436-01D proposed Ground Floor and Site Location Plan
GMS436-02D Proposed Elevations
Promap Site Plan