Land off Miners Road, Llay, Wrexham, LL12 0PJ

Design and Access Statement

ARCHITECTURE WORKS

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Introduction

This Design and Access statement has been prepared to support the planning application by Barwise Holdings Ltd. for the demolition of existing industrial buildings and construction of 2 detached buildings, one for Leisure use class D2 of 1,787sq.m GIA with mezzanine of 203sq.m GIA with 2.4m high Paladin fencing and associated external works and B8 use class building of 650sq.m, all with associated parking and servicing areas.

Fig.1 The site location edged red

The site is located on Miners Road, situated within the Llay Industrial Estate amongst a wide variety of commercial, storage, trading and manufacturing businesses. The area lies approximately five miles to the north of the City of Wrexham with good road communications to the A483 dual carriageway, which lies approximately three miles away.

The development site area is approximately 0.54 Hectares and forms a rectangular site orientated longways North to South, with Miners road on the Northern boundary running perpendicular East to West. The site is hard surfaced almost entirely comprised of concrete hard standing and compacted gravel used for open storage with a small existing industrial unit that is to be demolished. The site to the adjacent eastern boundary is also owned by the client with the Western boundary adjoining a site occupied by Auto and traffic management businesses. The land to the South is owned by Wrexham County Borough Council and is used as a highways works unit, comprising a small unit with open storage and stockpiled aggregates.

The site is currently occupied by RRC Crane Hire Ltd who utilise the site for open storage of cranes. The site benefits from 2 vehicular access points, one for the carpark and a much wider access for HGV access that are to be retained.

The site is located in a Radon Area of 3% to 5% which is medium risk. Building Regulations will require the installation of a basic radon-proof barrier or membrane under the floor slab to provide protection.

The site is also located in a high risk area for flooding from surface water more due to the fact the site is a low point although the buildings have never flooded. The only time the service yard had some flooding was due to the surface water drainage system being blocked which has now been rectified and has been fine for over 10 years.

Evaluation

The site is currently under-utilised and presents a good opportunity for development in an allocated employment area. The client has a personal interest in Padel as well as his commercial interests so the development of the site with buildings that could be used for both represents a sustainable and flexible vision for the site.

Normally developments for Padel involve the change of use of former Industrial units, however this will be designed the opposite way but with the flexibility for conversion to B2 or B8 designed in from the start.

The site is predominantly flat and suites the development of large industrial units. Initially we were looking to provide one large single terraced unit that could have been divided up accordingly. However the presence of a very deep surface water drain has meant that an easement is in place and therefore a scheme comprising 2 separate units was developed. A full drainage survey was undertaken to confirm the positions of foul and surface water drains on the site and a scheme for SABS will be submitted in parallel with this application.

The larger unit was designed to fit 5 full padel courts which are 20 x 10m and one single court 5 x 10m with a margin around them for access and ancillary amenity space for customers. There are only so many configurations of courts, but the final design provided the best balance of utilising the site width

whilst also providing a safe vehicular and pedestrian access along the edge of unit with additional space for HGV's to lay up for deliveries in a future commercial, light industrial capacity.

The smaller of the units will initially be used as storage for the client's existing business next door but was designed to be independently owned and run in a future scenario.

The design for deliveries and servicing relies on the shared yard at the rear for HGV turning and allows vehicles to do so safely and then exit the site in forward gears.

Staff and visitor parking has been provided at the front and rear of the site in clearly marked bays with additional pedestrian routes clearly signed. The existing access points from Miners road will be retained for HGV's and separately for the visitor's carpark.

The proposed use class D2 Leisure encompasses a wide range of uses from a full leisure centre, swimming baths, gymnasium etc. However the use as Padel courts won't be as intensive in terms of numbers of vehicle parking spaces and trips. In addition the staffing numbers are minimal with maybe 1 or 2 staff at any one time.

Overall the scheme presents an excellent opportunity to re-use a previously developed site within a mature Industrial setting for a mixed use scheme that has the potential for a number of future uses subject to planning consent.

Involvement

No formal discussions have been held with the council and the proposed scheme has not been subject to the pre planning application process. However the drainage has been submitted for a SABS pre-app.

Design

There are 2 new buildings proposed with the larger leisure unit situated at the front of the site addressing the road frontage and the smaller storage unit at the rear. The Padel Centre unit sits back from the road with the visitor parking in front.

The main materials and colour palette have been selected to provide a range of monochrome colours that utilise the darker colours on the ground floor 'plinth' to provide a strong visual anchor with mid-range colours above and the lightest colours around the top and wrapping over onto the roof. The combination of the horizontal banding and lightening of the facades contributes to the visual reduction of the mass of the buildings.

Steel portal frames make excellent flexible spaces for a number of uses, leisure being one of them. The building has been designed to have a minimum 8.5m height internal height which accords with padel guidance and also industry standards for B8 storage uses. The courts are organized across the ground floor with a 2 storey, ancillary element. On the ground floor a reception, café and customer toilets are provided along with accessible facilities and storage. On the first floor we have located the changing rooms, sauna and warm up areas and the offices.

As a feature we have introduced a full height glass wall which affords views right through the building to the padel courts on the ground floor, whilst creating an atrium at first floor level to the warm up area.

The building entrance has been located on the chamfered front corner with a fully glazed shopfront with timber cladding above that provides a high quality, customer facing feature to the front elevation. At first floor on the opposite side we have introduced a large window to the offices that will provide views Westward towards the Welsh hills.

Roller shutter doors have been included to future proof the building. The unit would then utilize the rear service yard to turn vehicles with layby deliveries.

The smaller storage unit has been designed to match the main building with 2 roller shutter openings and pedestrian access and escape doors provided.

Use

The application is for the demolition of existing industrial buildings and construction of 2 detached buildings, one for Leisure use class D2 of 1,787sq.m GIA with mezzanine of 203sq.m GIA with 2.4m high Paladin fencing and associated external works and a B8 use class building of 650sq.m, all with associated parking and servicing areas.

Amount

The development seeks to maximise the current site whilst providing appropriate levels of parking and space for servicing and safe access and circulation of staff and visitors.

Layout

The final layout evolved from a single long terrace arrangement to the current 2 building solution in response to the drainage constraints that were identified after initial utilities searches.

The route of the drainage follows the service road and then cuts across the site. The position of the route plus the retention of the existing access points provided the framework for the circulation, servicing and parking strategy and therefore the parameters for the siting and sizing of the buildings.

Scale

The footprints of the proposed buildings are a result of the layout and the heights from the need to provide Industry standard quality warehousing to suit a number of businesses now and in the future.

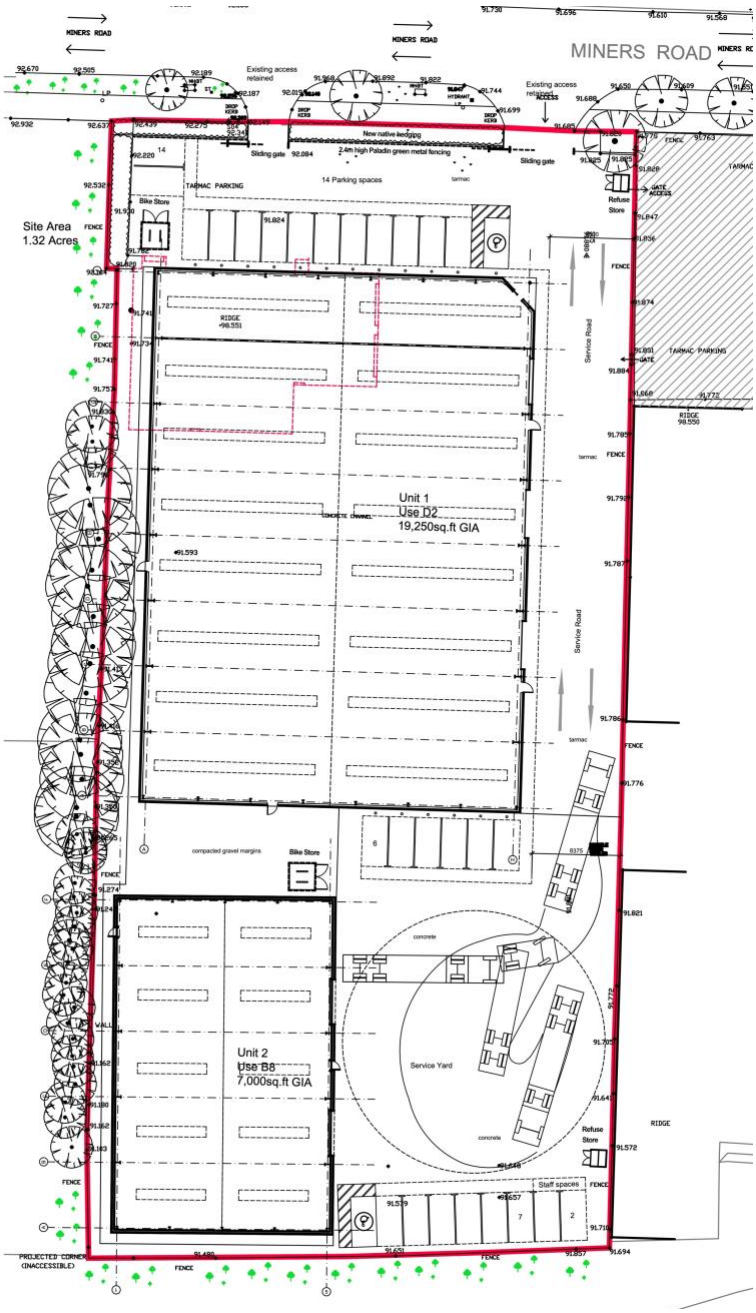

Fig.2 Proposed Site layout plan

Landscape

The site is currently surfaced predominantly in concrete with a small area at the rear of compacted hardcore that provide a stable surface for open storage. There is a small area of poor modified grassland at the front of the site that will become the visitor parking. To soften the front of the site and in response to Wrexham's Local Planning Guidance Note No.26 on Industrial development and landscape a long section of 2m deep native hedgerow has been introduced in front of the Paladin fencing that will be finished in dark green.

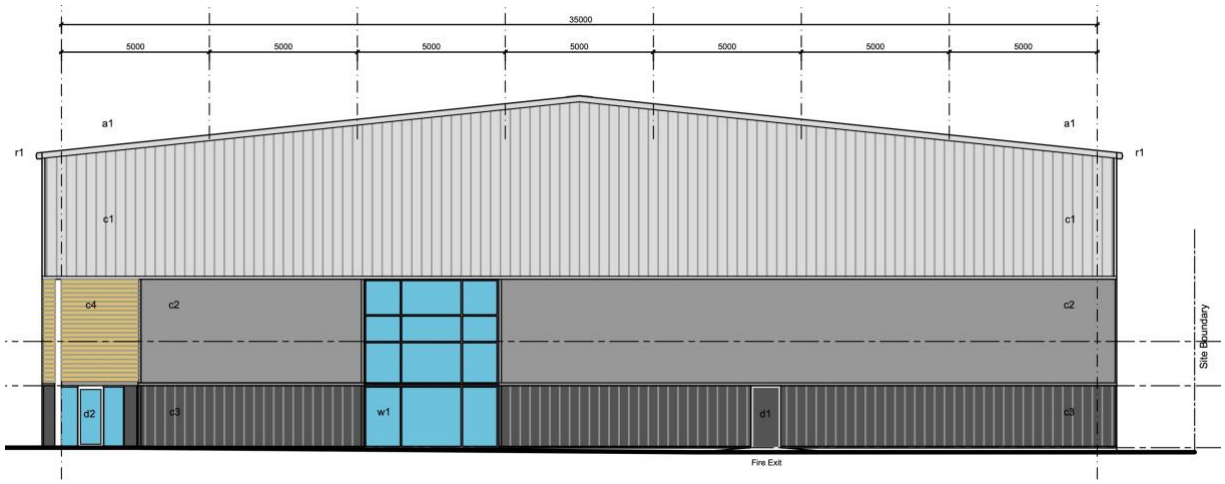

Fig.3 Proposed Front Elevation

Appearance

Both units utilize a range of cladding materials for the roof and elevations. The colour palette has been used across the development to provide a cohesive and legible appearance. This inclusive approach contributes to the process of place making.

The development will be of a high quality, using market leading composite metal cladding panels that provide a contemporary industrial appearance.

Economic

The development will generate local construction jobs whilst being built and also attract significant business rates that can be channelled back into local infrastructure.

Access

The site is generally flat and offers level access with ample car parking available with Disabled parking spaces. New secure cycle parking will be provided as part of the development.

Sufficient clear widths will be provided to door openings to meet current Building Regulations and level door thresholds will be incorporated throughout.

The new development will be designed and constructed in line with Building Regulations Part M in relation to access and use of buildings.