

# Cassidy+ Ashton

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Architecture + Building Surveying + Town Planning

### **11 Factory Road, Sandycroft, Deeside Design and Access Statement**

20<sup>th</sup> February 2025

**CASSIDY + ASHTON**

10 Hunters Walk, Canal Street, Chester,  
CH1 4EB

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## 1.0 INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Rose Farmhouse Properties Ltd. to oversee the preparation and submission of a Full Planning Application to Flintshire County Council.

1.2 The application site is **11 Factory Road, Sandycroft, Deeside, CH5 2QJ**.

1.3 The application is for:

*“Erection of 1 no. industrial building (use class B2/B8), associated parking and landscaping (demolition of existing buildings)”*

1.4 This Design and Access Statement sets out the context of the site, proceeding to outline and evaluate the design and access features of the proposal and how good quality design principles have been considered and applied.

1.5 Upon analysing such merits, it is concluded that the form and scale of development at this site is in accordance with national and local planning policy and guidance. As such, there are no material considerations to indicate that permission should not be granted.

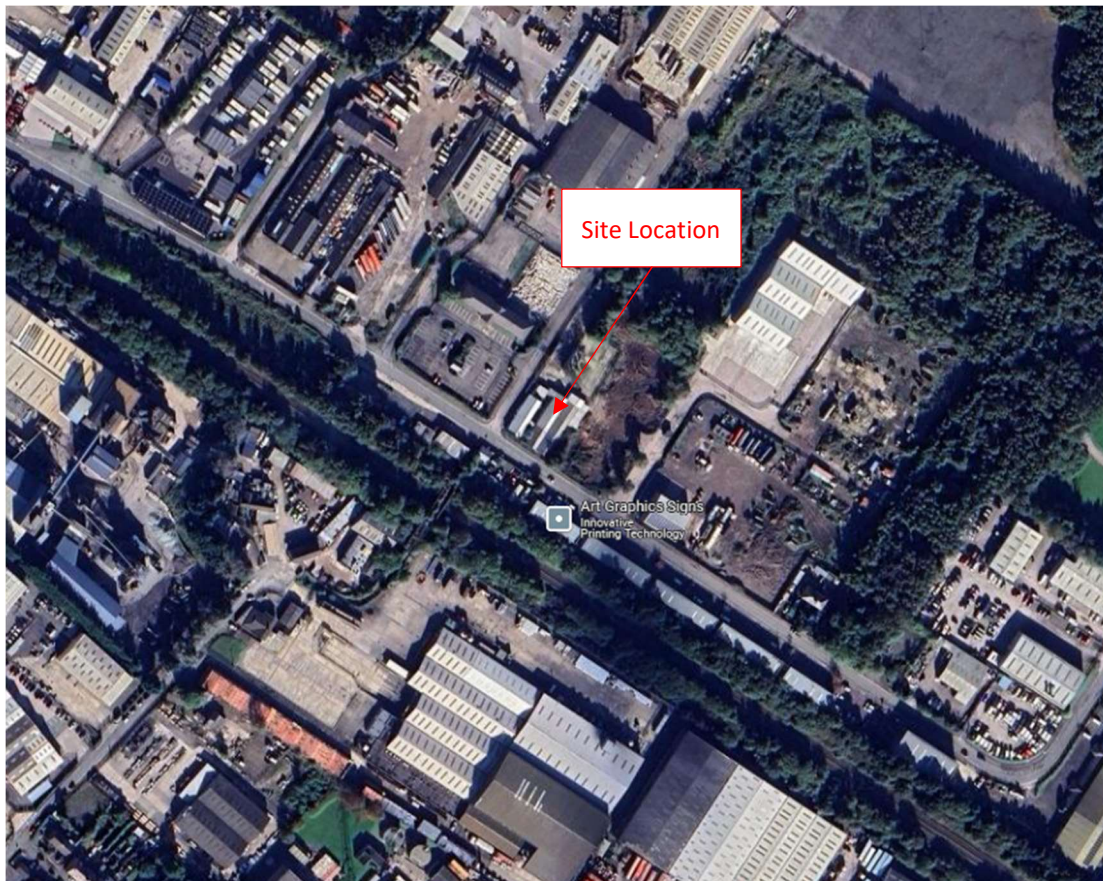
1.6 This statement is to be read in conjunction with a series of plans and other documentation, comprising the planning application pack as a whole:

- Application Forms – *Cassidy + Ashton*
- Supporting Planning Statement – *Cassidy + Ashton*
- Design and Access Statement – *Cassidy + Ashton*
- Location Plan, Existing and Proposed Site Plan - *Cassidy + Ashton*
- Proposed Floor Plans and Elevations – *Cassidy + Ashton*
- Preliminary Ecological Appraisal – *Sambrook Associates*
- Flood Consequence Assessment – *Tier*

- Ground Investigation Report – *Tier*
- Drainage Strategy – *JPS*
- Transport Statement – *SLR*
- Tree Survey and AIA – *Tree Solutions*
- Solar PV Report and Roof Plan - *ECS*

## 2.0 SITE AND CONTEXT

2.1 The application site is **11 Factory Road, Sandycroft, Deeside, CH5 2QJ**.



*Fig. 1 Site Location [Source: Google Maps]*

- 2.2 The Application site extends to 0.85 Ha encompassing an area of land previously used for industrial chemical manufacturing.
- 2.3 The site is within an Industrial Estate in Sandycroft and is occupied by an industrial building (approximately 861m<sup>2</sup>). The remainder of the site is generally level with hardstanding surrounding the building and extending across the southern part of the site.
- 2.4 There are a number of boundary trees, notably along the Factory Road boundary to the southern corner. Otherwise, there are few landscape features.

- 2.5 The site is situated in Deeside and is surrounded by a variety of industrial and retail uses. To the south, the site is bound by Factory Road. To the east and west the site is bound by access roads to additional industrial units within the estate. To the north the site is bound by vacant land.
- 2.6 The site is accessible off Factory Road, connecting to the A494 (via B5129) to the west which connects Queensferry and Deeside to the North Wales Coast road and the M56 to the north.
- 2.7 As such, the site is highly accessible via private motor car, situated in close proximity to a number of key A-roads, with the A494 accessible c. 1 mile to the west.
- 2.8 The nearest bus stop is located 1.6 miles to the northwest on Station Road, with frequent services to Connah's Quay and Flint.
- 2.9 Shotton Railway Station is situated 2.2 miles to the northwest. The primary rail operating company is Transport for Wales and provides frequent connections to Llandudno, Bidston and Wrexham.
- 2.10 As such, it is considered that the site is in a sustainable and accessible location.

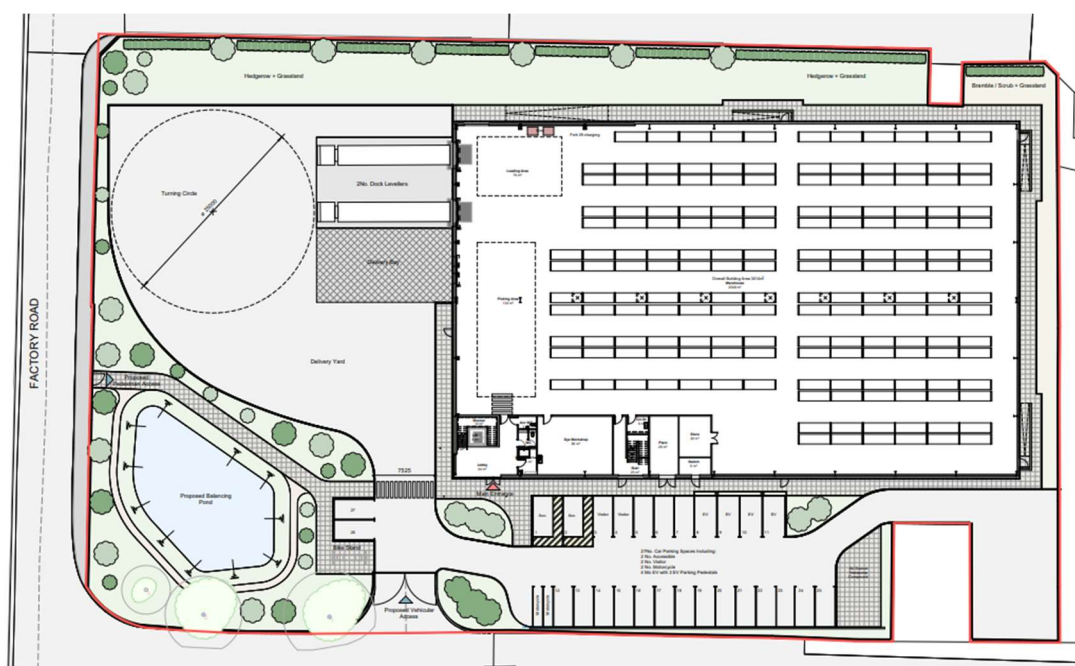
## 3.0 DESIGN AND ACCESS STATEMENT

- 3.1 As per the Welsh Government and Design Commission for Wales' guidance, Design and Access Statements are a vital tool in ensuring the appropriate consideration of design quality and inclusive access when preparing planning proposals.
- 3.2 Design and Access statements therefore provide applicants the opportunity to detail specific design merits of proposals in support of planning applications. As a minimum, the following principles must be explained in relation to the application:
- Design / character (layout, scale, appearance)
  - Access
  - Community safety
  - Environmental sustainability
  - Movement to, from and within the development
- 3.3 The Welsh Government and Design Commission for Wales' guidance states that a design and access statement "is a document that should address a key question: 'why is it like that?' by explaining how the design has responded to the site, context, brief, vision, relevant policy and objectives of good design."
- 3.4 This design and access statement sets out the detailed and logical design process which was undertaken in the development of these proposals.
- 3.5 This statement therefore sets out how the objectives of good quality design have been considered and applied, in line with both national and local planning policy and guidance, including Technical Advice Note 12 (Design) and Supplementary Planning Guidance.
- 3.6 The core design intent is the formation of a sustainable industrial development which is well related to the existing Deeside Industrial Estate and the town of Sandycroft.



## 4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development is for 1 no. B2/B8 industrial unit within 1 no. building, accompanied by associated delivery yard, parking and landscaping.
- 4.2 The proposed development will be accessed by an entrance off the access road to the south-east of the site. The site fronts Factory Road which connects to the access road at the south corner of the site.



**Fig. 2 Proposed Site Plan [source: Cassidy + Ashton]**

- 4.3 Pedestrian access will be via a footway, accessed from Factory Road and crossing the site to the main entrance.
- 4.4 The building will comprise of a main warehouse area, picking area and additional rooms for storage, W.C. facilities and a dye workshop.
- 4.5 The main entrance will lead into a lobby with stairs and lift access up to a mezzanine floor which provides access to a meeting room, office, sales/display room and kitchen with additional W.C. facilities.



## 5.0 DESIGN AND ACCESS

- 5.1 The proposed development before you is the result of an extensive and involved design process, which has identified and responded to site specific characteristics, opportunities and constraints.
- 5.2 This design and access statement sets out this design process, the starting point of which was identifying the required, yet appropriate and viable quantum and form of development for this site, bearing in mind its Industrial Estate location.
- 5.3 The design evolution has been shaped by the site's constraints and opportunities, in hand with the requirements of industrial development in terms of highways and space standards, to ensure appropriate vehicular access for the site and wider area for deliveries / despatching.

### DESIGN AND CHARACTER

- 5.4 The proposals before you have taken account of surrounding built form and character. The proposals seek to promote and reinforce local distinctiveness, whilst achieving a contemporary scheme of individual design and merit.



*Fig. 3 Proposed Visualisation [source: Cassidy + Ashton]*

- 5.5 The building has been designed to be in-keeping with its industrial surroundings whilst retaining individual character as a modern high-quality building.
- 5.6 The design of the building incorporates dark grey and light grey cladding laid vertically around the building which is in-keeping with the modern industrial units opposite the site.
- 5.7 The main entrance to the building will be emphasised with a PPC aluminium entrance canopy and large windows and doors which wrap around the south-east corner of the building.
- 5.8 The doors and windows will be a dark grey PPC aluminium.

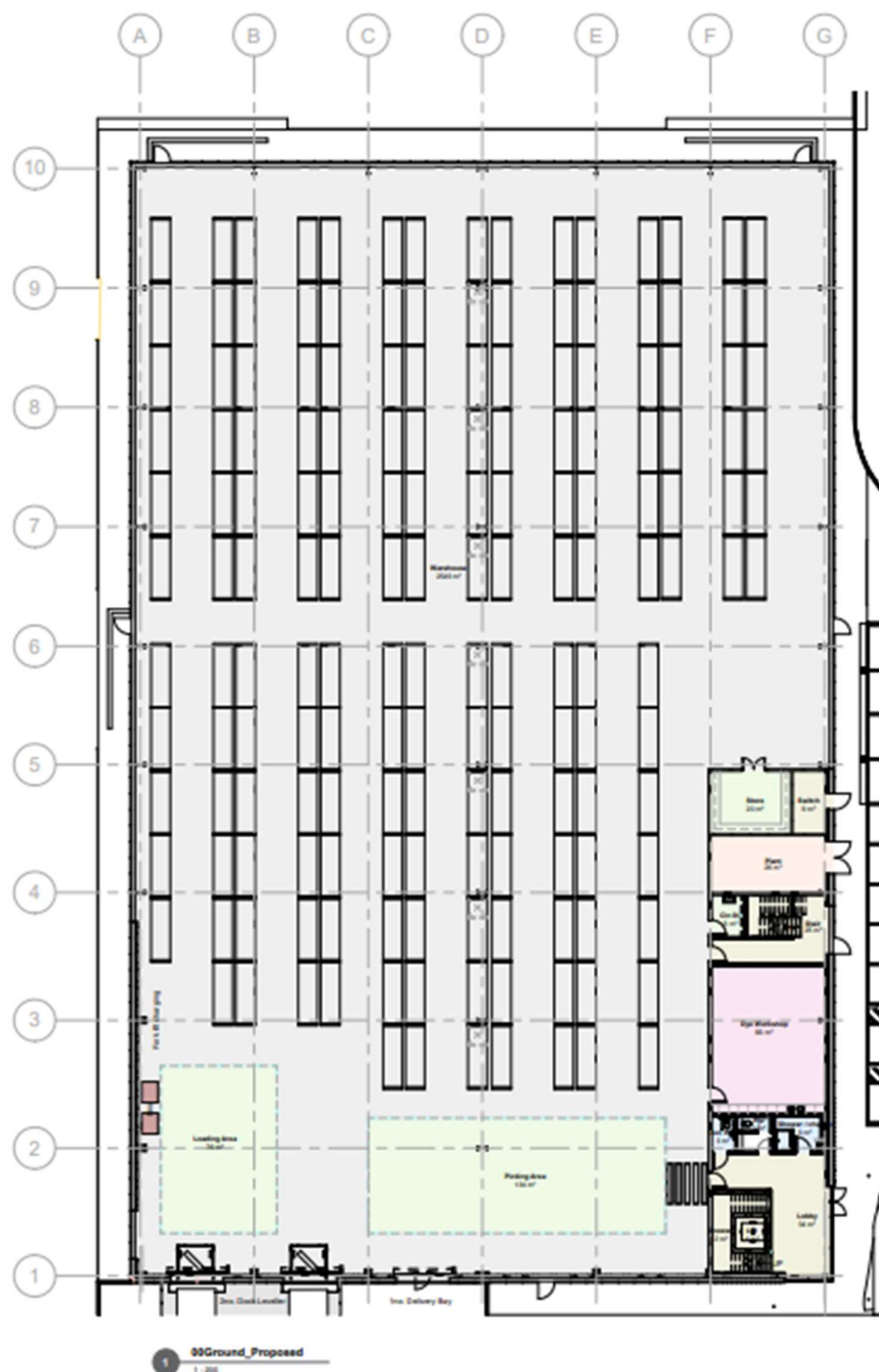
## LAYOUT

- 5.9 The proposed layout has been designed to make the most efficient use of the site, to meet end user requirements and to provide a legible and inclusive scheme, which takes account of individual business needs, wider commercial and highway safety.



*Fig.4 Proposed Block Plan [source: Cassidy + Ashton]*

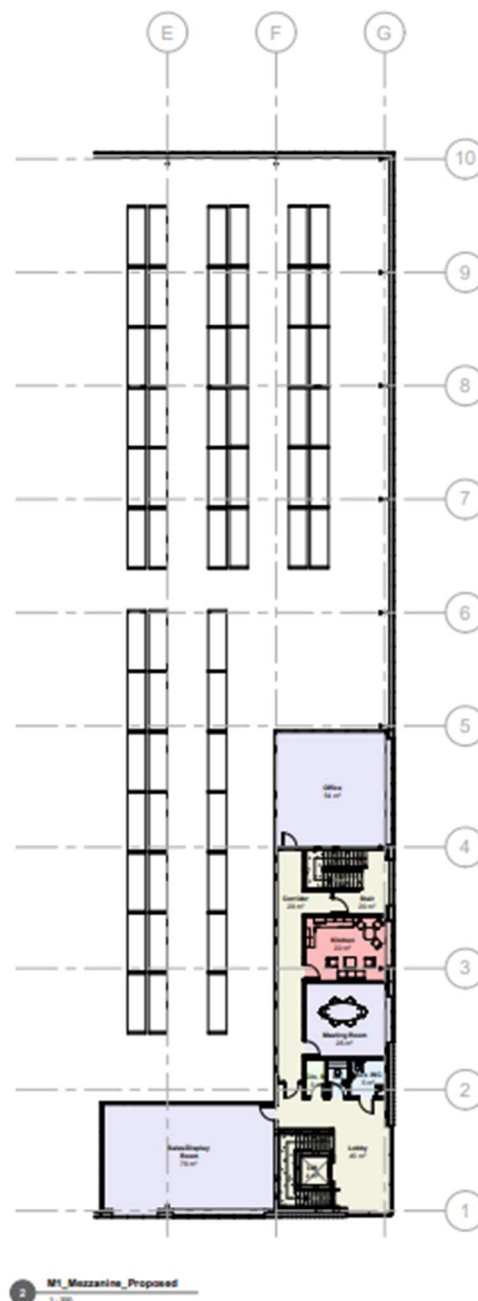
- 5.10 The site access leads to a car parking area which includes cycle, motorcycle and car parking provision and a secured area for the air source heat pump. The site access leads to the dock levellers and a turning circle for large vehicles.



**Fig. 5 Proposed Ground Floor Plan [source: Cassidy + Ashton]**

- 5.11 The proposed development features a large open warehouse space on the ground floor with a dye workshop, plant room and storage. The entranceway opens into a lobby with access to WC facilities and stairs and lift access to the mezzanine floor.

- 5.12 The mezzanine floor accommodates an office, sales/display room, meeting room and kitchen facility for staff.



**Fig. 6 Proposed Mezzanine Floor Plan [source: Cassidy + Ashton]**

- 5.13 The design has considered flood risk management and ensured that the floor levels will be set at a minimum of 6.55AOD.

- 5.14 The design includes solar PV across the extent of the roof to maximise output. The panel placement has been designed to not cause any visual harm to the wider landscape.

## SCALE/APPEARANCE

- 5.15 The design has been considered in the context of the site, to make the most efficient use of the land whilst remaining in-keeping with the surrounding area. The building will have a modern industrial appearance and will align with the character of the wider industrial estate.
- 5.16 The proposed building is two storeys in height which is required to accommodate the warehouse space and will be similar in scale to the surrounding existing buildings along Factory Road.
- 5.17 Whilst the scale of the building is larger than the existing building on site, it is wholly in-keeping with neighbouring buildings and the wider industrial area.
- 5.18 The overall appearance of the proposed development has been influenced by local vernacular and seeks to promote and reinforce local distinctiveness, whilst achieving a scheme of individual design and merit.



**Fig. 7 Proposed Front Elevation [source: Cassidy + Ashton]**



*Fig. 8 Proposed Side Elevation [source: Cassidy + Ashton]*



*Fig. 9 Proposed Side Elevation [source: Cassidy + Ashton]*



*Fig. 10 Proposed Rear Elevation [source: Cassidy + Ashton]*

## AMOUNT

- 5.19 The proposed development will replace a number of ad hoc buildings that exist on site with a single purpose-built building to facilitate provision of a warehouse and associated facilities for staff.
- 5.20 The proposed building will have a total Gross Internal Area of 3,262m<sup>2</sup>, with the warehouse accommodating 2,549m<sup>2</sup> of the space. The remaining floorspace is



across the dye workshop, lobby, store, office spaces, sales room and other ancillary spaces.

- 5.21 The car parking will accommodate 27 no. car parking spaces – inclusive of 2 no. disabled, 2no. visitor spaces and 4 no. EV spaces.
- 5.22 In addition, the car park includes 5no cycle hoops to accommodate 10no cycles.

## LANDSCAPING

- 5.23 The design has included soft landscaping surrounding the building including a number of areas of planting, mostly to the boundaries and southern section of the site.
- 5.24 The soft landscaping has been created with a biodiversity focus and will incorporate neutral grassland, species rich hedgerow and the planting of compensatory trees.
- 5.25 A balancing pond is provided in the southeast corner of the site which in addition to its key focus as a sustainable drainage feature, will provide opportunities for biodiversity enhancement.
- 5.26 There will be hard landscaping to provide car parking and a delivery hard is accommodated for the delivery back and dock levellers.
- 5.27 The landscaping has been considered to ensure the ground slopes away from the building to mitigate against flood risk.

## ACCESS

- 5.28 The site benefits from an existing access point on the southeast side of the site which is to be secured by gates. This will provide access for all vehicles including staff and delivery vehicles.

- 5.29 Pedestrian access will be provided from Factory Road by a footway crossing the landscaping to the south of the building. This provides a separate access away from vehicle movements for pedestrians, to improve the safety of walking across the site.
- 5.30 The building will be accessible by 2 no. dock levellers to the south-west of the building for delivery vehicles.
- 5.31 The main access route for pedestrians will be through the main entrance door on the southeast corner of the building. The plant room and switch room are accessed separately from external doors.

## COMMUNITY SAFETY

- 5.32 Community safety has been a fundamental design consideration, in the form of both site operation and highway safety.
- 5.33 The separate pedestrian path from Factory Road to the main entrance provides a safe route of access to the building, separate to the road.
- 5.34 The proposed design incorporates a lighting scheme in order to provide sufficient visibility to staff and visitors. The location of the lighting has been considered to ensure safe access to and from the building and around the site. This is shown in ECS External Services Layout as below.

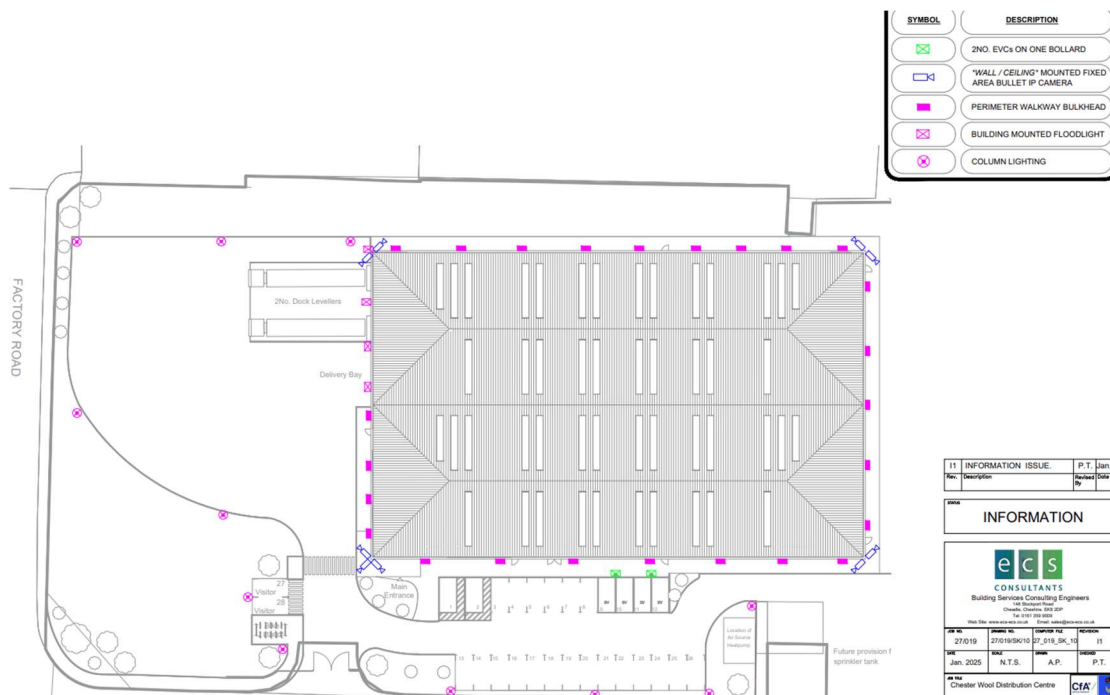
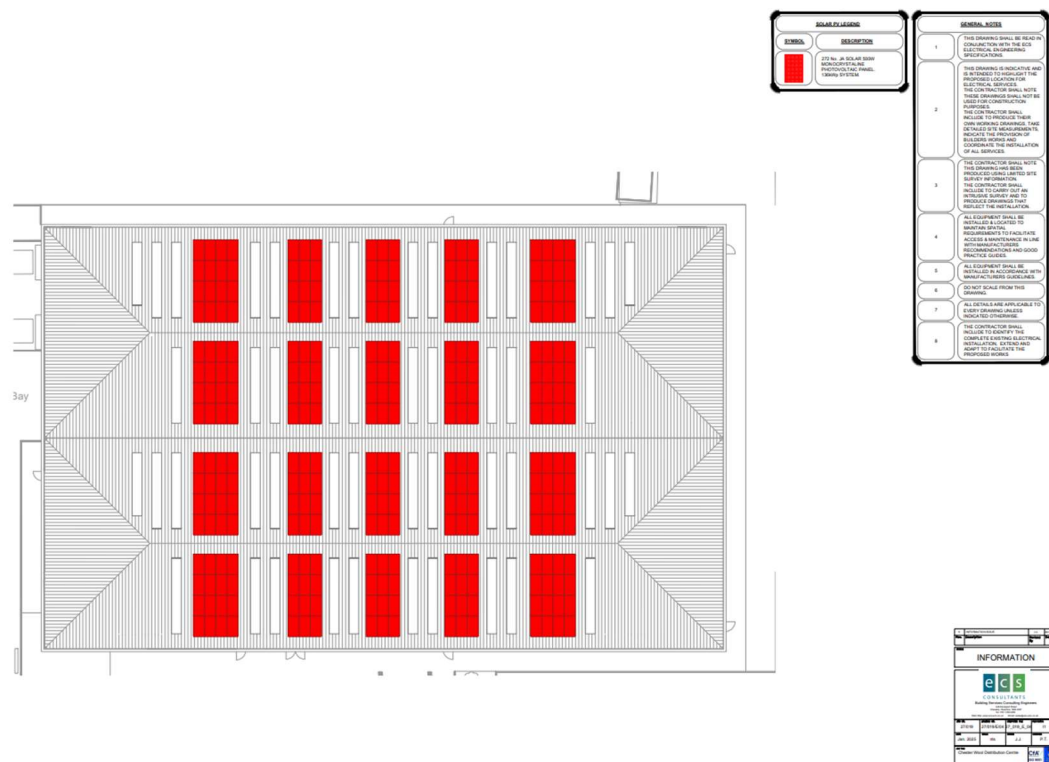


Fig. 11 Proposed External Electrical Services Layout [source: ECS]

## ENVIRONMENTAL SUSTAINABILITY

- 5.35 The proposed development includes 272 solar panels mounted flat onto the roof. These intend to produce an annualised energy output of 125,576 kwh/annum as a low carbon solution to energy generation on site. This is shown in the ECS Proposed Roof Plan as below:



- 5.36 The site will also be equipped with an air source heat pump located to the east of the building adjacent to the car park. This will aim to reduce the building energy demand and provide a decarbonised solution to heat the building.
- 5.37 The site is currently comprised of existing buildings as well as other hardstanding beneath the loose materials, related to both foundations of previous buildings and wider circulation space. In addition, the more northern part of the site has informal soft landscaping. As such, habitats on site are limited and the site does not represent a biodiversity rich environment.
- 5.38 That being said, close design coordination has taken place to ensure there are no negative effects on the nearby River Dee.
- 5.39 A Flood Consequence and Drainage Assessment has been prepared by Tier which concludes that the proposed development is acceptable in line with planning policy through a number of design measures.

## 6.0 CONCLUSIONS

- 6.1 Cassidy and Ashton make this Full Planning Application on behalf of Rose Farmhouse Properties Ltd.
- 6.2 The proposed development is a new industrial warehouse at 11 Factory Road, Sandycroft, Deeside.
- 6.3 Consideration has been given within this design and access statement to a range of matters concerning design and character, amount of development, community safety, environmental sustainability, access and movement.
- 6.4 The site is situated within a Principal Employment Area (allocated as such under Policy PE2 of the Flintshire Local Development Plan). The proposed development is therefore consistent with surrounding built development and land uses.
- 6.5 The separately submitted planning statement demonstrates how the proposed development is in accordance with local and national planning policy, and there are not considered to be any material considerations which would preclude development.

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