

EN-PLAN

PLANNING & ARCHITECTURE

**DESIGN, ACCESS & HERITAGE STATEMENT
PREPARED BY
EN-PLAN: PLANNING & ARCHITECTURE
FOR & ON BEHALF OF
MARCHWEIL HALL**

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Introduction

This Design, Access, and Heritage Statement has been prepared to accompany a Planning & Listed Building Consent Application for the re-instatement of the wedding venue at use at Marchwiel Hall previously approved by Wrexham Council.

We believe that the information set out hereunder identifies the heritage asset and how the proposed scheme will ensure the long-term future of Marchwiel Hall and thereby ensure its ongoing maintenance for years to come.

The Existing Site & Immediate Surroundings

Marchwiel Hall is situated 0.90km to the west of Marchwiel village. Marchwiel Hall is Grade II Listed and comprises the main hall used as a private residence, a stable block, Gate Lodge, Mill Cottage, a cricket ground and pavilion, mature gardens, wooded grounds, a listed walled garden and gardener's bothy, four-wheel drive course, paintballing, livery yard, and farmland.

The Marchwiel Hall grounds, which are relevant for this application, are the summerhouse which is west of the Hall and a horse ménage to the south. The events would operate from these two locations (as well as the Hall's Ballroom). The summerhouse is a glazed building previously used as a bar. The former ménage is now laid lawn and affects a visual improvement to the grounds.

Access to Marchwiel Hall is predominantly from either a long driveway leading from the Gate Lodge, or a separate service entrance leading around the side of The Lodge to the rear of Marchwiel Hall. The access to the proposed events would be via a separate drive adjacent to Woodhouse Lane which leads to the proposed existing parking area behind the marquee site and also the existing parking area for the cricket club.

Marchwiel Hall is identified in the Wrexham Council Unitary Development Plan as located within the Open Countryside and a Special Landscape Area.

Relevant Planning History

Planning Application P/2018/0512 - Dilys o/Valid From 18/06/2018

Marchwiel Hall, Marchwiel, Wrexham, LL13 0SS

Change of use of some rooms at Marchwiel hall to allow public functions (weddings), provision of marquees and use of summerhouse as ancillary bar (previously granted under code p/2016/0320)

Planning Application P/2015/0028 - Dilys o/Valid From 16/01/2015

Marchwiel Hall, Marchwiel, Wrexham, LL13 0SS

Change of use of some rooms at Marchwiel hall to allow public functions (weddings), provision of marquees and use of summerhouse as ancillary bar

The above consents show an acceptance of the concept of using Marchwiel Hall as a Wedding Venue.

History and Current Listing status.

Marchwiel Hall was a seat of the Broughton family and by 1837 was occupied by Townshend Mainwaring, who then moved to Galltfaenan Hall on his marriage. The

current 1840s-built country house has five main reception rooms, a ballroom, and 12 bedrooms, with adjoining stables and outbuildings set on 150 acres (61 ha) of estate grounds. In 1883, its then owner, civil engineer Benjamin Piercy laid out a cricket ground. In 1913, Sir Alfred McAlpine bought the property. Home to the Marchwiel and Wrexham Cricket Club, Alfred developed it as "one of the most picturesque settings for playing the game in the country".

Marchwiel Hall is a grade II listed building. The listing states:

"An early 19th-century small country house, substantially remodelled in the 1840s/50s. To the north an early 20th-century solarium has been added and is linked to the main house by a covered walkway. 2-storeys with painted scribed render elevations and a pitched slate roof. E elevation entrance front, with a central pediment flanked by two slightly projecting stacks. String course at first floor height, and an Ionic tetrastyle portico. Applied pilasters with Corinthian capitals to each end of the elevation and either side of the stacks. To the right is an open colonnade formed by 3 Doric columns. The S elevation is the main garden front, with 2 storeys plus attics behind the parapet. 8 bays wide with central 4 bays slightly recessed. 2 wings surmounted by pediments with a central circular window to each."

Concept of the Proposed Development

The applicants propose the continued use of the ménage area for temporary marquees. The toilet facilities would be located within the ménage area with a catering tent to the north of the ménage; a two pedestrian footpath leading from the existing parking area to the marquee introducing bituminous bonded hard standing (as per existing driveway) to the front of the marquee site and the access connecting the main driveway to the marquee site; the use of the summerhouse as a bar in connection to events; the use of the ballroom for weddings/ceremonies/events and the small dining room for meetings. The use of bedrooms 3,4,5,6,7 and 8 for accommodation of the wedding party. To enhance safety, wrought iron period fencing (no more than 1m in height) will be erected around the perimeter of the pond as per previous approvals.

Details of the bedrooms proposed for accommodation use are provided within Appendix A. The application does not seek permission for a specific marquee (companies would bring their own marquees to erect at site) however we can confirm that no marquee will exceed the height of surrounding trees.

This planning application seeks to reinstate former planning consents as detailed above with the real reason behind asking for the use to be granted for an indefinite period being a business one. Any temporary consents do not allow the owners to take long term bookings as the temporary nature of any consent does not allow for wedding and business planning, or long-term investment at the Hall. To allow the owners to develop the business, which will in turn allow for a long-term strategy to maintain the enhance the hall, an indefinite period of consent is sought.

Access Issues

A safe vehicular access will be provided via a separate means of access which serves the cricket club to the left and to the right leads to an existing parking area directly adjacent to the marquee site. This highway access directly reflects that required for the former planning consent in which condition 4 stated that "the access indicated for use shall have a visibility splay of 4.5m x 90m in a south-west direction and 4.5m x 120m in a

north-east direction, within the splay there shall be no obstruction in access of 1m in height above the level of the adjoining carriageway. The splays have already been instated under previous planning consents.

The proposed parking area is presently unused and parking for other events related to the Hall is elsewhere (e.g. there is separate car park which serves the cricket club). Therefore, there is no potential for conflict between parking demand for weddings and other activities.

Impact of the Proposed Development and Mitigation Strategy

The strategy is to work in partnership with the Local Planning Authority to ensure the Heritage Asset is preserved, visual and residential amenity are maintained, and the vitality and viability of the rural economy is enhanced. All these points are congruent with “sustainable development”.

Conclusions

With the above points in the mind Planning & Listed Building Consent will allow for important improvement measures to allow a rural business to flourish and thus ensure the retention of this valuable heritage asset for generations to come.