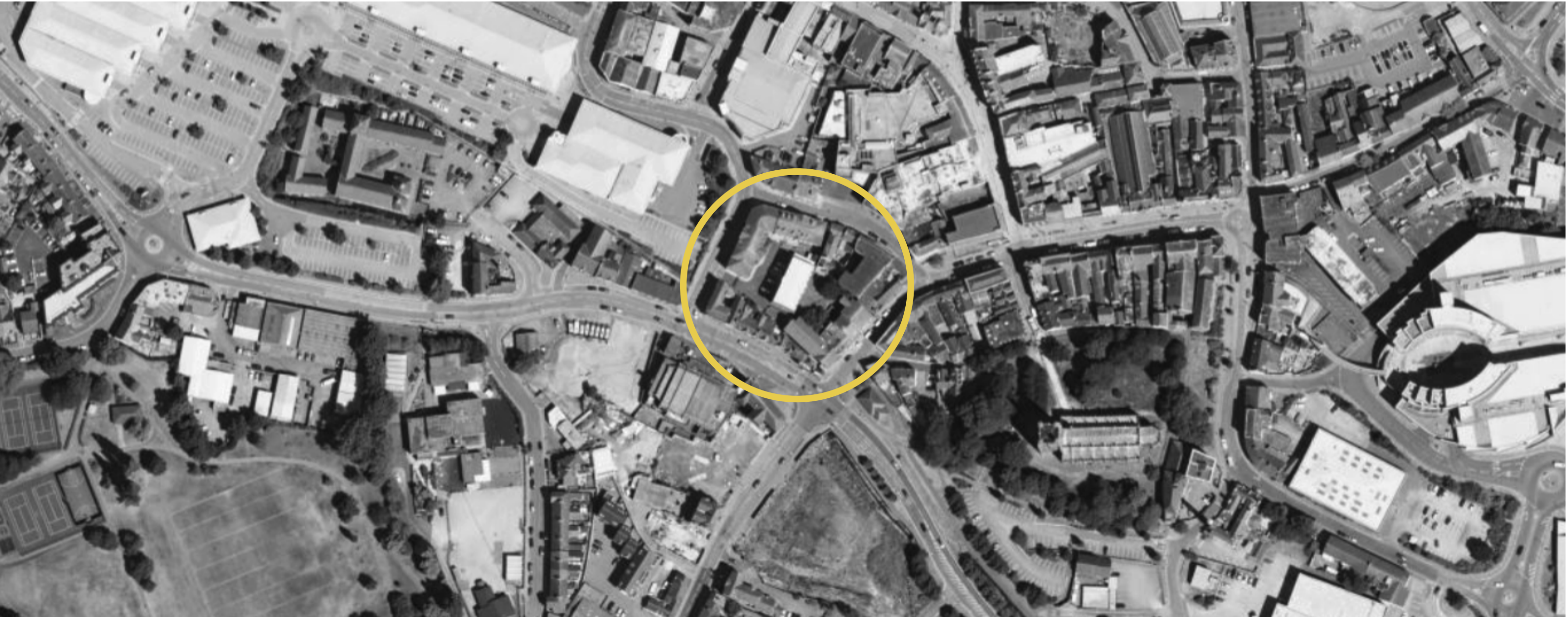


SNOWDON HALL | WREXHAM

DESIGN & ACCESS STATEMENT

23146-56T-P8-ZZZ-R-A-001
22.03.2024



INTRODUCTION

This document sets out the context and proposals to develop the external space of Snowdon Hall Student Accommodation.

The proposal has established strategies for better utilising the existing external space within the Snowdon Hall Student Accommodation development.

To the rear courtyard, a central amenity space has been established and provides a mix of functions.

Soft landscaped surroundings retain the garden feel whilst providing defensible space to the overlooking bedrooms. A garden kitchen and new pavilion are introduced as a focal point of the space, providing a serviced and heated area for study and socialising.

CONTENTS

1.0 SITE CONTEXT

1.1 / Site Location	05
1.2 / Existing External Space	06
1.3 / Existing Site Plan	07

2.0 PROPOSAL

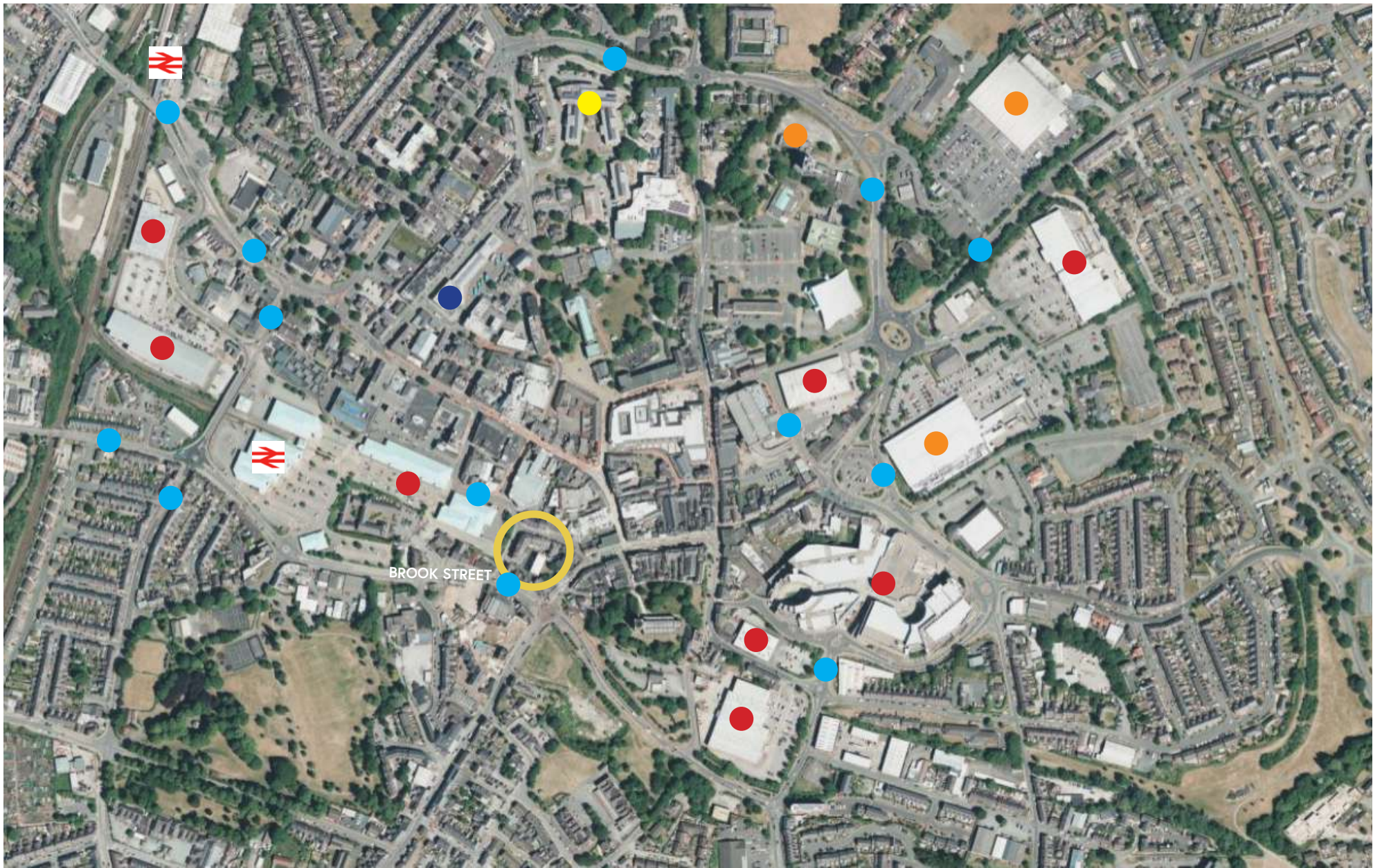
2.1 / Proposed Site Plan	09
2.2 / Proposed Site Plan - Social Space	10
2.3 / Precedents - Social Space	11
2.4 / Soft and Hard Landscaping	12
2.5 / Proposed Site Sections	13
2.6 / Pavilion - Plan	15
2.7 / Pavilion - Elevations	16
2.8 / Precedents - Pavilion	17
2.9 / 3D Views	18

1

SITE CONTEXT

1.0 SITE CONTEXT

1.1 SITE LOCATION



A/ Site context

Snowdon Hall Student Accommodation is located in the heart of the city centre in Wrexham and is in close proximity to many shops, cafes, restaurants, supermarkets, and other amenities.

The development has access to good quality transport routes, with a bus stop directly outside of the building on Brook Street, and is within a 5 minute walking distance to both Wrexham bus station and Wrexham Central train station.

- Retail
- Bus Station
- Education
- Supermarket
- Bus stop



B/ Aerial view of site

1.0 SITE CONTEXT

1.2 EXISTING EXTERNAL SPACE



View 01



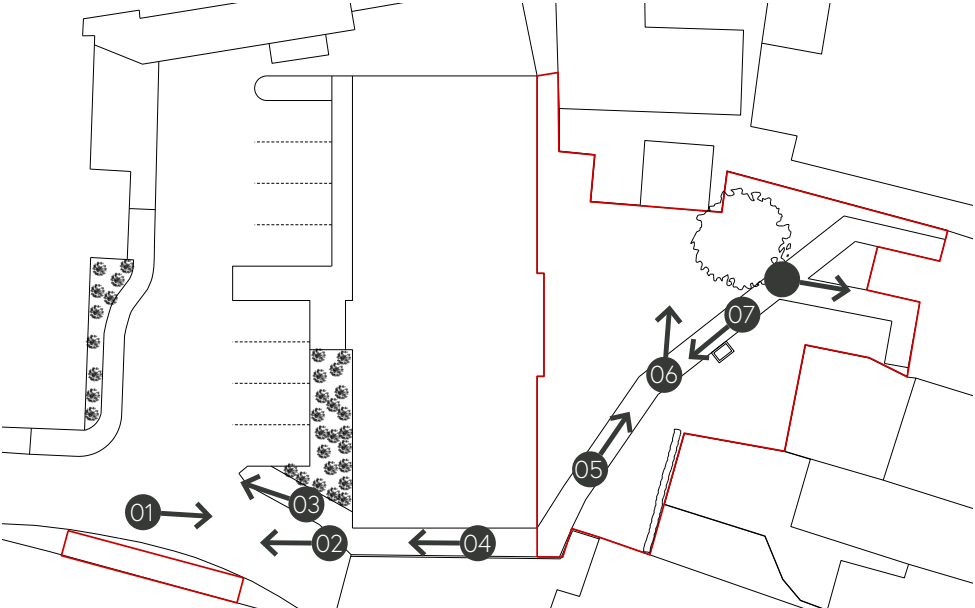
View 02



View 03



View 04



View 05



View 06



View 07



View 08

1.0 SITE CONTEXT

1.3 EXISTING SITE PLAN



The main access point for residents and vehicles to enter the development is located directly off of Vicarage Hill.

The existing courtyard space for the development features a mix of hard landscaping and green areas as external space, with a singular path running through the courtyard area. There is a limited amount of seating which results in a lack of amenity and social space, as well as any external covered areas.

Key:

— — — Main access point

2

PROPOSAL

2.0 PROPOSAL

2.1 PROPOSED SITE PLAN



The adjacent site plan shows the overall proposed layout.

The arrival entrance to the west of the site will remain as existing to continue to allow vehicular access to the development. A new bin store has been proposed where the existing bins are located on the site. This consists of a timber fence enclosure which screens the bins from view whilst remaining a feature within the context of the development.

To the east of the site, the courtyard is a sheltered area but busy thoroughfare for residents accessing the rear buildings. A central activity space provides a variety of sheltered and open areas in the form of an enclosed pavilion and a covered pergola space.

Amenities such as a garden kitchen, a variety of seating, and flexible social spaces have been proposed in amongst a mixture of grass and paved areas, which provides a variety of different landscapes within the external space.

2.0 PROPOSAL

2.2 PROPOSED SITE PLAN - SOCIAL SPACE



The existing courtyard space has been activated to be utilised as the social space within the external areas of the development.

A dining/study table has been proposed as well as more casual bench and table and chairs seating has been proposed to ensure a variety of different social spaces the residents can use.

A central heated and serviced pavilion has been proposed, which allows the external amenity space to be utilised all year round, at any time of day.

This structure is connected to a covered pergola space which shelters a flexible seating area and garden kitchen. These spaces provide much needed outdoor amenity spaces for the students to socialise, cook or study.

Defensive hedging has been proposed to protect the privacy of rooms with overlooking windows.

01 / Pavilion

02 / Garden kitchen

03 / Outdoor dining/study table

04 / Bar chairs

05 / Bench seating

06 / Existing hedging

07 / Mixed use lawn

08 / Pergola covered area

09 / Outdoor table and chair set

10 / Existing retained tree

11 / Defensive hedging

2.0 PROPOSAL

2.3 PRECEDENT IMAGES - SOCIAL SPACE



2.0 PROPOSAL

2.4 SOFT AND HARD LANDSCAPING



A mixture of grass and paved areas provide a variety of different landscapes within the external spaces.

Permeable paving has been utilised on the main circulation areas of the development and resin bound gravel has been proposed in other social seating areas on the site.

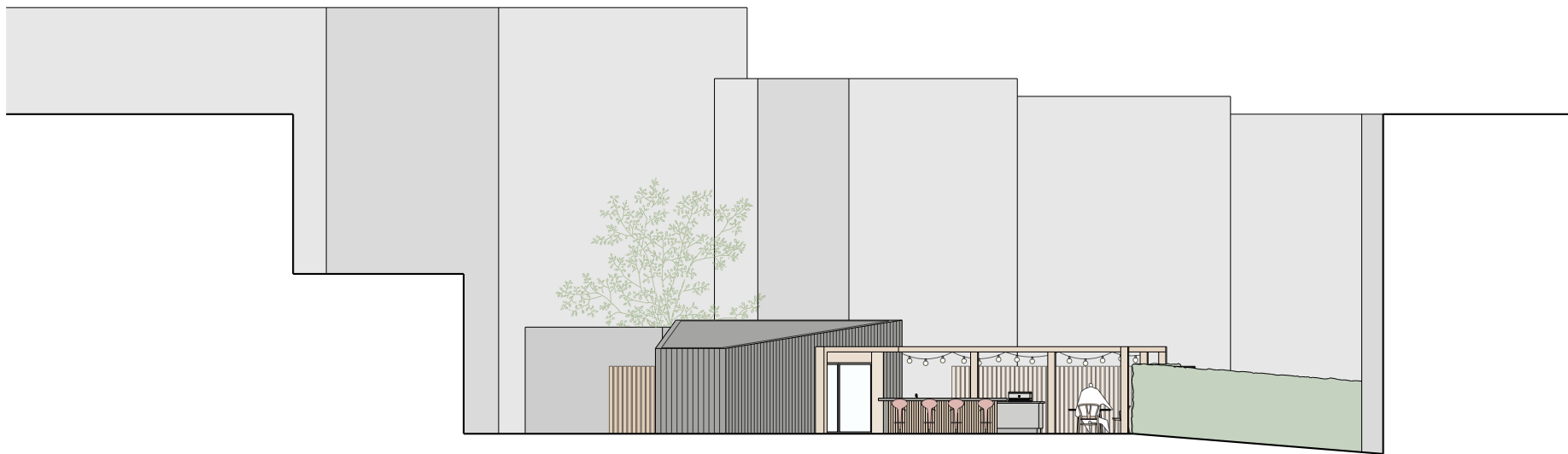
The existing grassy slope and hedge to the south of the site have been retained, as has the existing tree on the northern boundary. A mixed use lawn with feature paving areas has been proposed around the existing tree so it can be utilised in sunny weather for shading.

Rainwater can be collected as it falls down the slope of the pavilion roof and be collected into a slow release water butt which feeds into a rain garden at the rear of the pavilion.

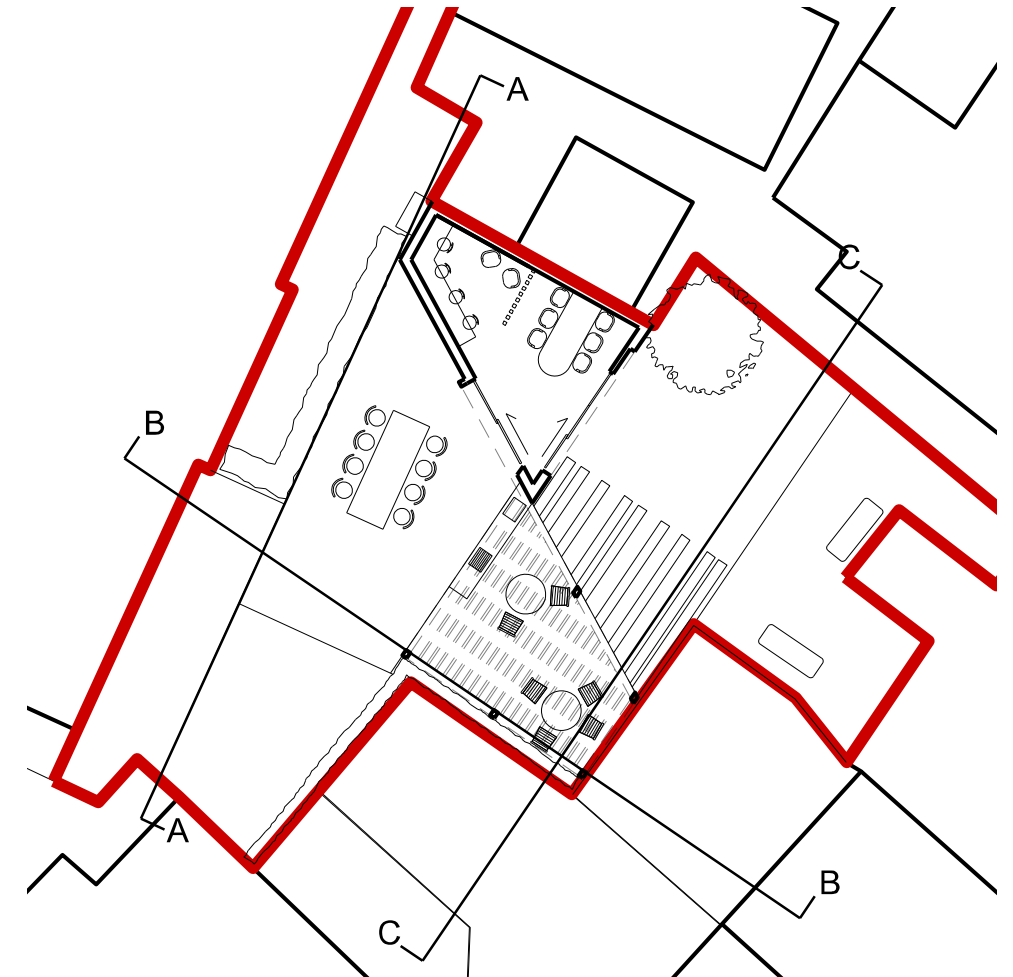
- A / White resin bound gravel
- B / Grass
- C / Permeable paving
- D / Feature paving
- E / Existing grassy slope
- F / Rain garden

2.0 PROPOSAL

2.5 PROPOSED SITE SECTIONS



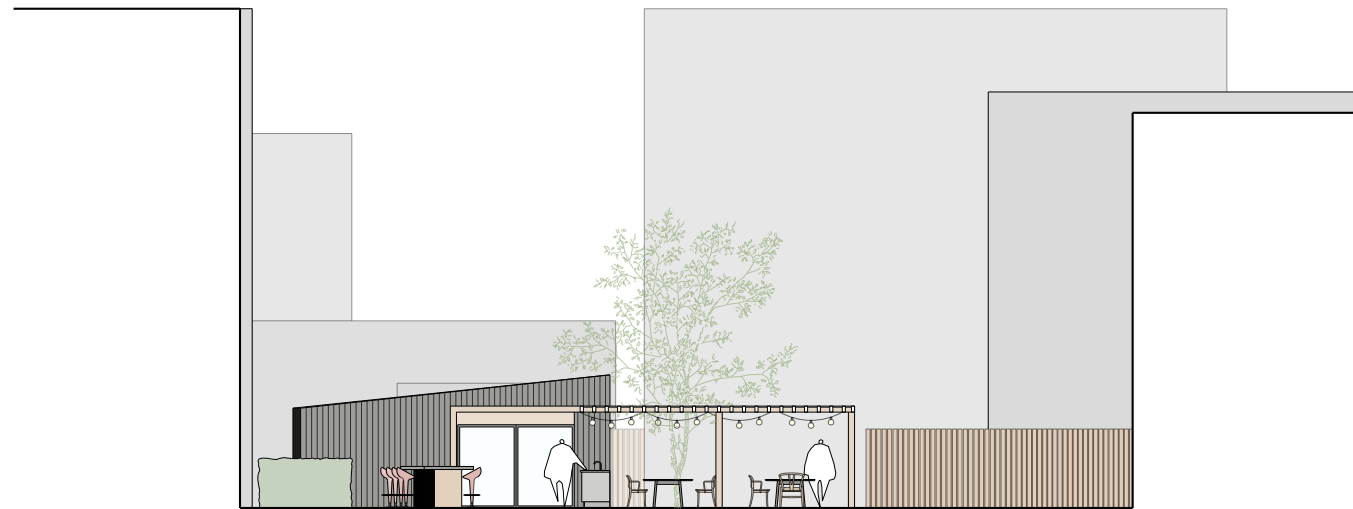
Section A-A



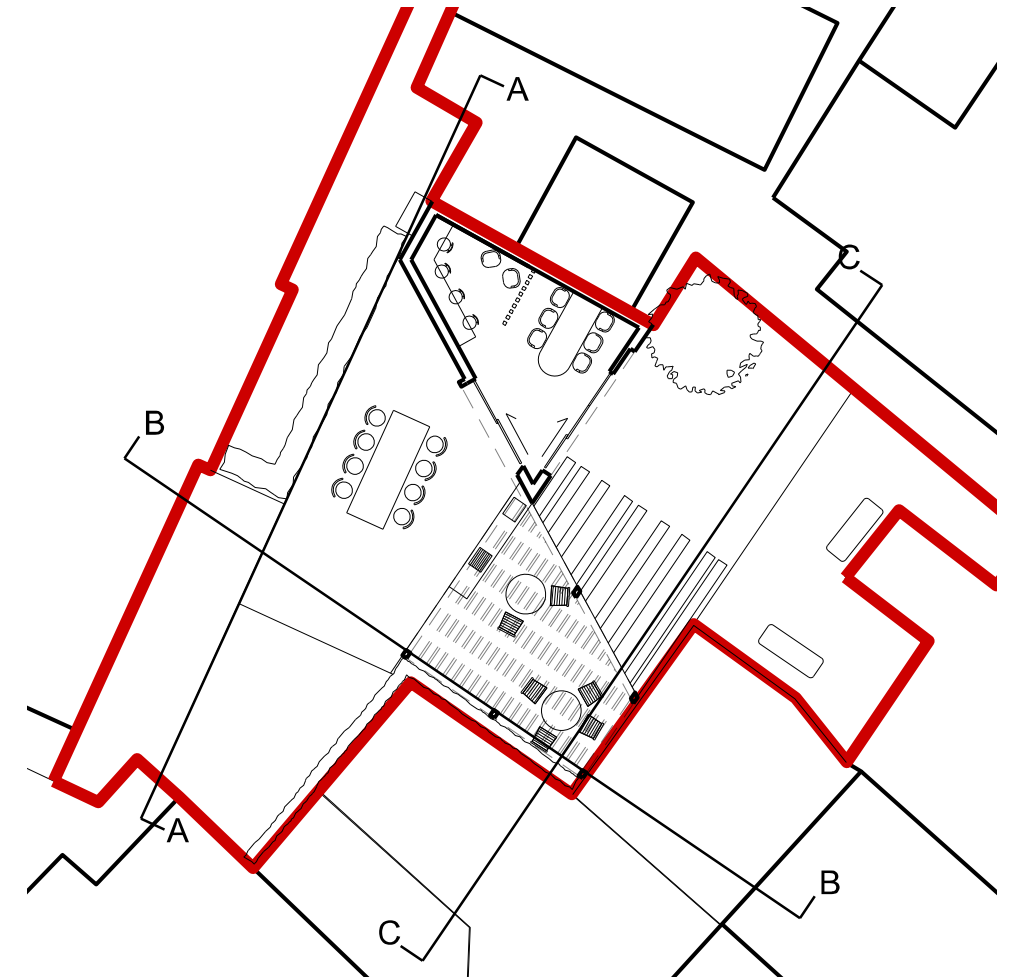
2.0 PROPOSAL

2.5 PROPOSED SITE SECTIONS

Section B-B

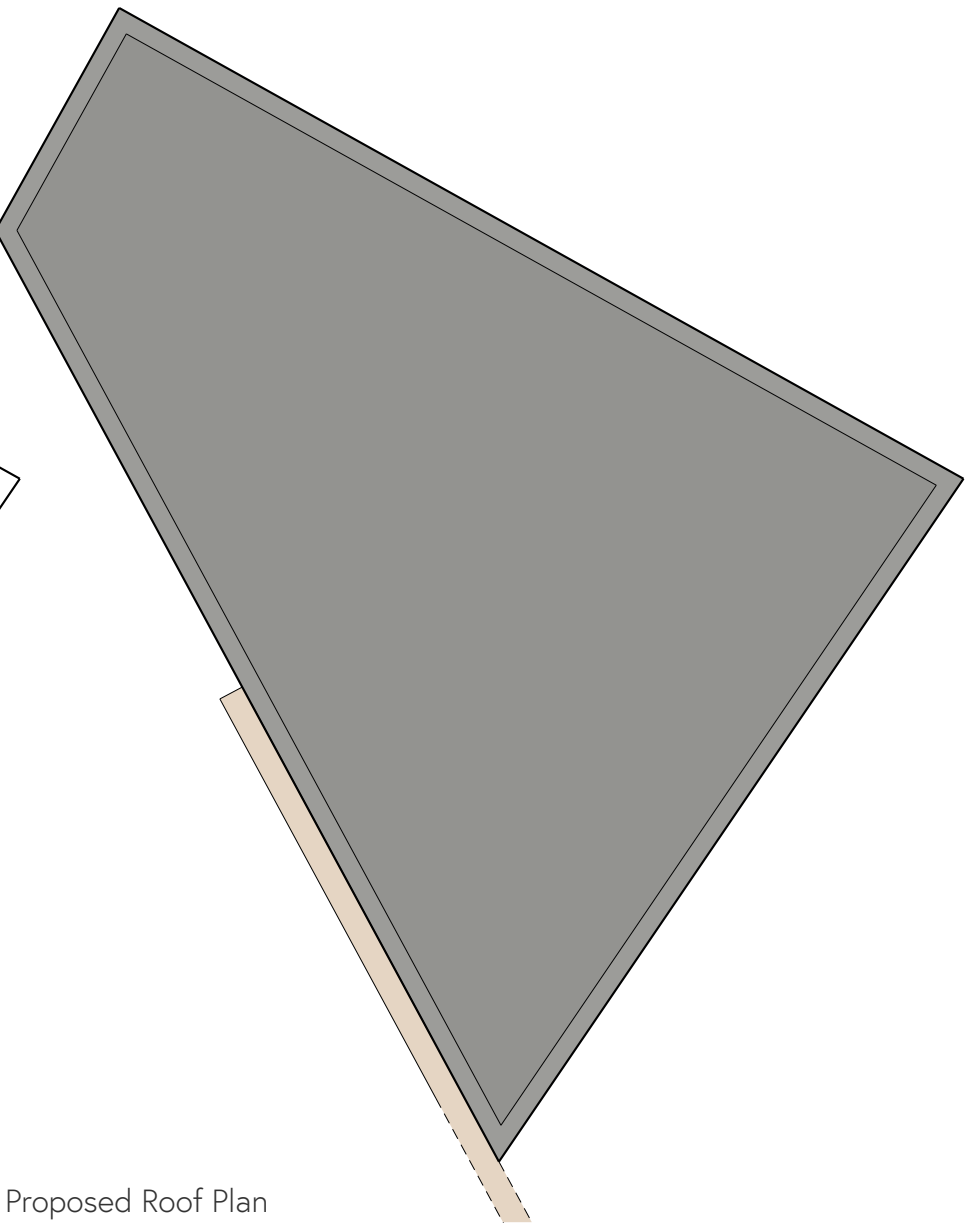
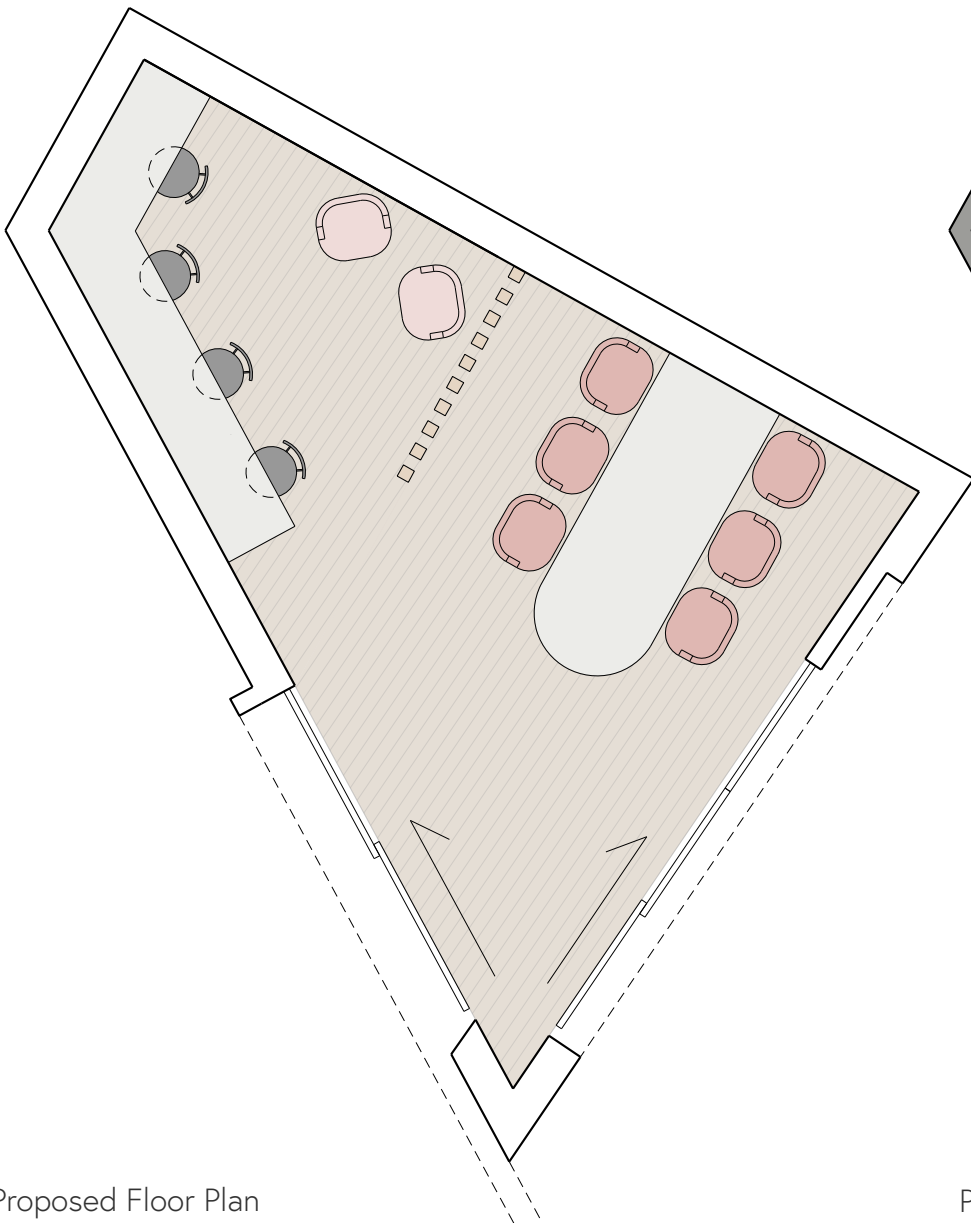


Section C-C



2.0 PROPOSAL

2.6 PAVILION - PLAN



The proposed pavilion structure is an enclosed space which will provide much needed social amenity space within the existing courtyard area of the development.

The structure features a treated timber cladding and sliding glazed panels allow access to the pavilion and additionally provide views across the garden space.

Internally, the pavilion features a variety of spaces for socialising or study, including a large group study table, high level work bench seating and casual seating. The spaces are separated by a timber slatted screen to improve privacy.

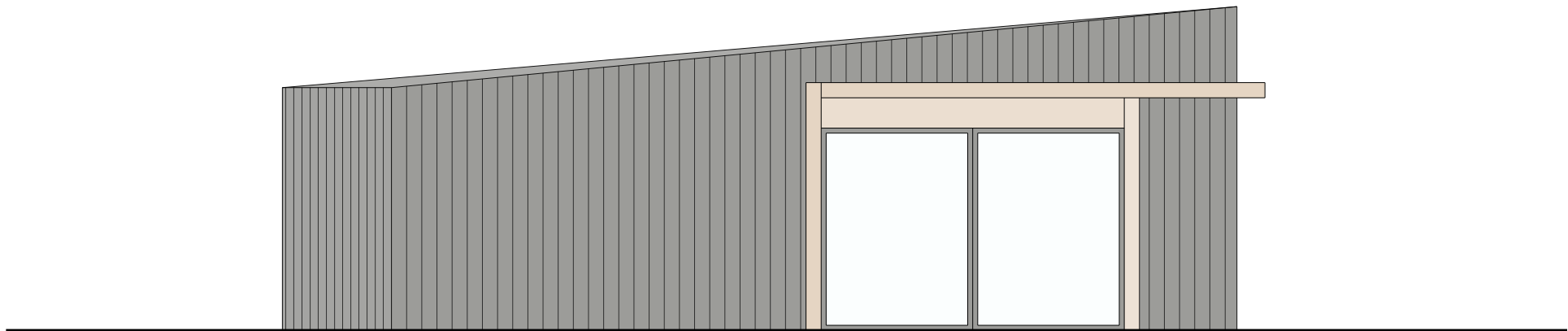
The pavilion will be serviced to provide heating, lighting and electrical sockets to enable year round use.

Proposed Floor Plan

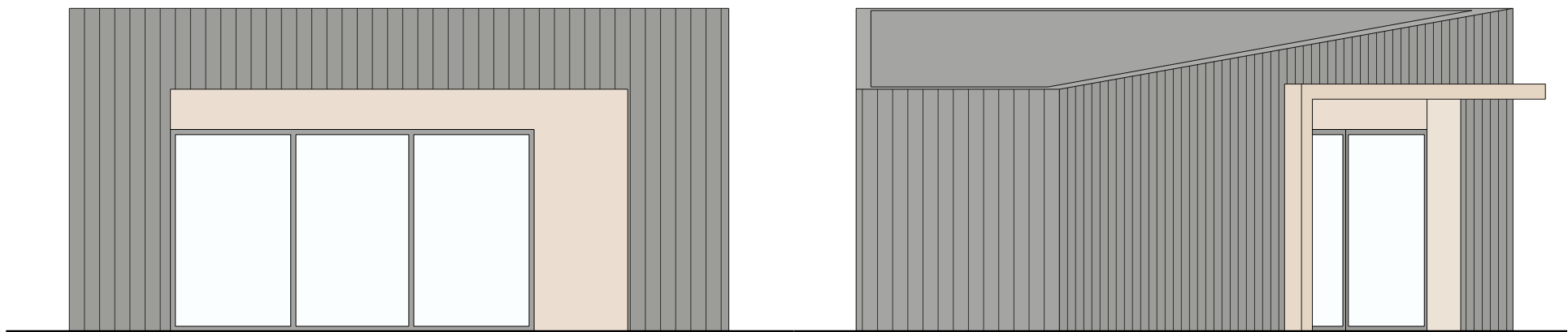
Proposed Roof Plan

2.0 PROPOSAL

2.7 PAVILION - ELEVATIONS

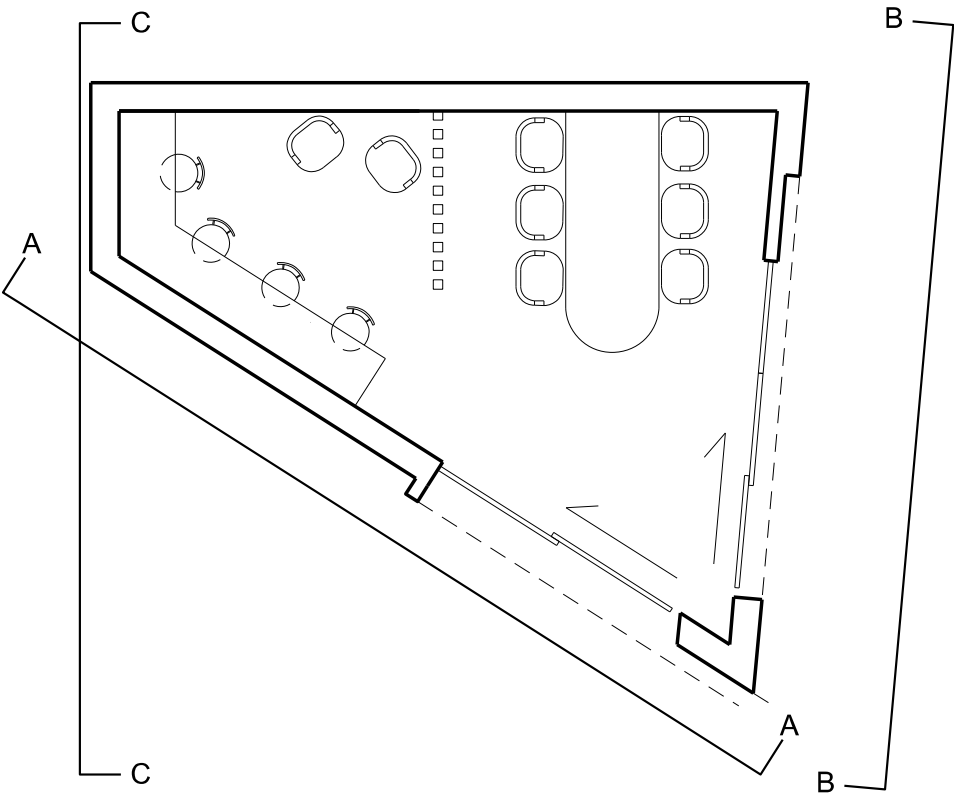


Elevation 01



Elevation 02

Elevation 03



2.0 PROPOSAL

2.8 PRECEDENTS - PAVILION



2.0 PROPOSAL

2.9 3D VIEWS



View 01

2.0 PROPOSAL

2.9 3D VIEWS



View 01

2.0 PROPOSAL

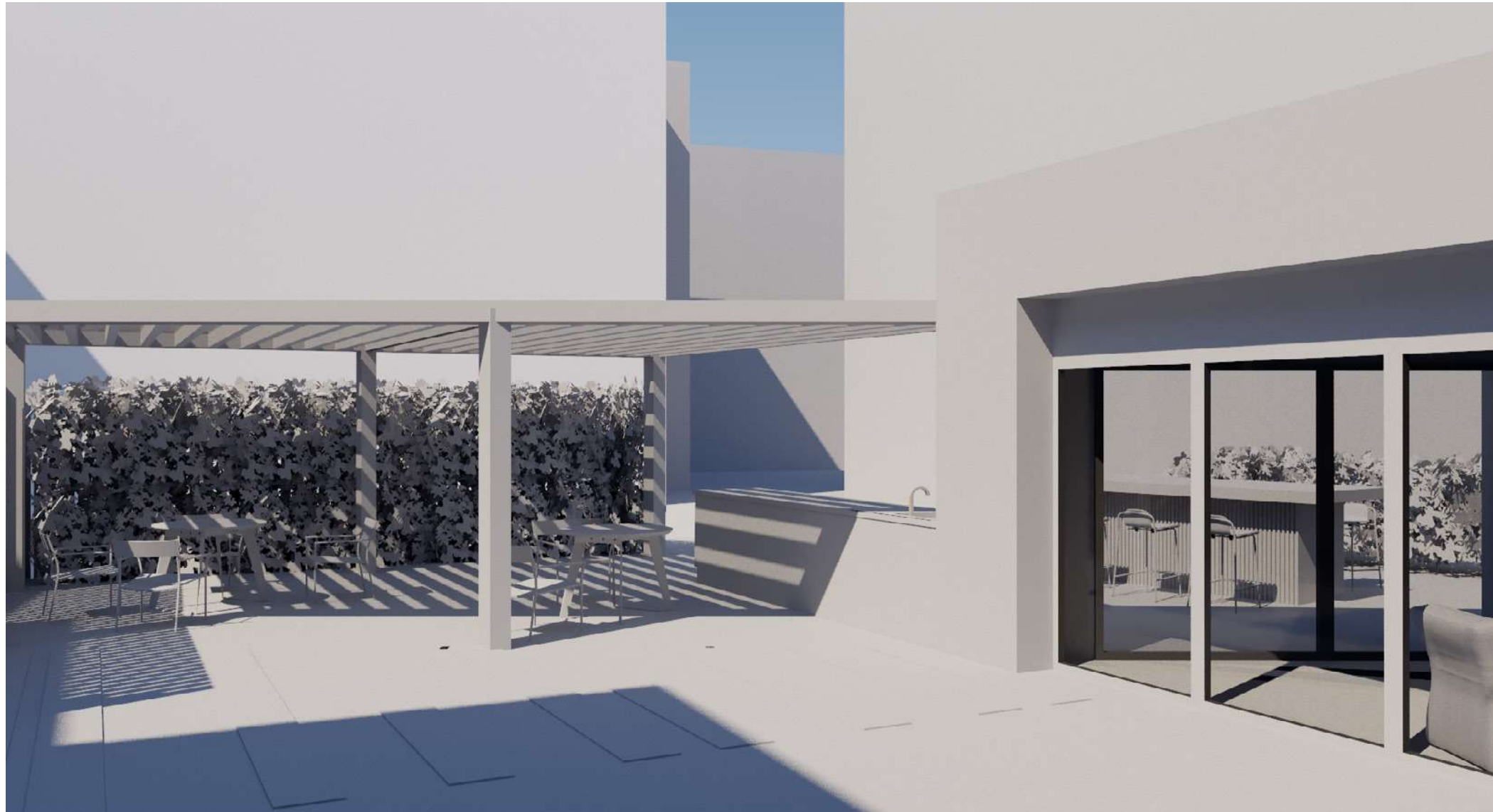
2.9 3D VIEWS



View 02

2.0 PROPOSAL

2.9 3D VIEWS



View 03

56three

www.56three.com