

Design & Access Statement

Change of Use & extension
to Trewythen Hall from Care
Home to Over 50's
Apartments including
communal space.
Conversion of Coach House
to Over 50's Apartments.
And new purpose built
fitness studio with
Treatment Rooms

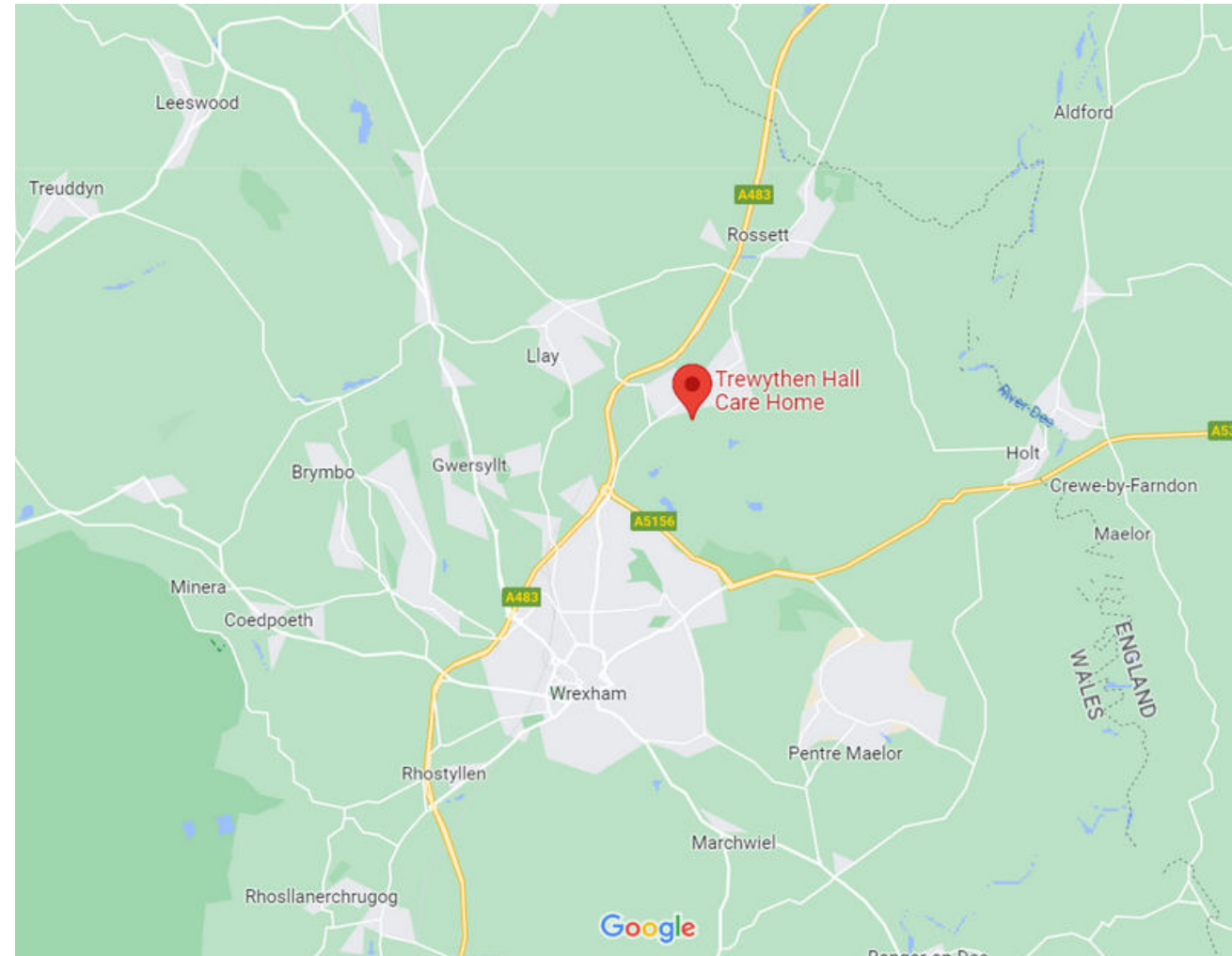


Location

Trewythen Hall is located in Gresford, which is situated north of Wrexham City.

The property is positioned along Vicarage Lane which runs South East from the main road that runs through the village.

The village of Gresford offers a variety of amenities including;
Cafe's, hairdressers, Barbers, Butchers, Pubs, convenience store, Pharmacy, opticians and Dental practice.



History & Current Building

Trewythen Hall was built in 1829 and subsequently extended in 1980. It's last use was as a Care Home from 1982, providing 30 rooms with En-Suite facilities. The Care Home closed in December 2022 due to ongoing issues in currently operating care homes.

Although the building is not Listed, it does have a significant selection of Architectural features that are to be retained.



The property benefits from a many historic architectural features, sadly some of these are not in the best state of repair and require attention



The stone balconies are to be removed as they are currently unsafe and at risk of falling



A lack of repairs to the roof has allowed water ingress to parts of the existing brick wall, causing decay. We plan to overclad small section of the Hall to tie in with the proposed extensions



Previous extension completed in the 1980's is to be added to , to allow expansion of floor space to give more useable space to the new residents.

Current Building

The property sits within parkland which consist of a mixture of mature trees and hedgerows. This is to be retained and maintained for the foreseeable. Please refer to the Arboricultural report for further information.



The property is generally structurally sound, however there is movement in the wall to the West elevation at First Floor level. The proposals have allowed for this to be removed and reconstructed to match the adjacent gable.



Photo shows stone balconies in state of disrepair. It would be unwise to repair as the height of the guarding would not meet current requirements and with limited access to the balconies there would likely be maintenance issues in the future. It is also seen here that the timber detailing / Entablature to the roof and walls is in need of repair with timber replaced where necessary and details replicated to match existing.

Tree Solutions

Arboricultural Consultants

Arboricultural Impact Assessment & Method Statement

Trewythen Hall, Vicarage Lane, Gresford

Prepared for:

TREWYTHEN HALL CARE HOME

Our Ref: 23/AIA/WXM/311

February 2023

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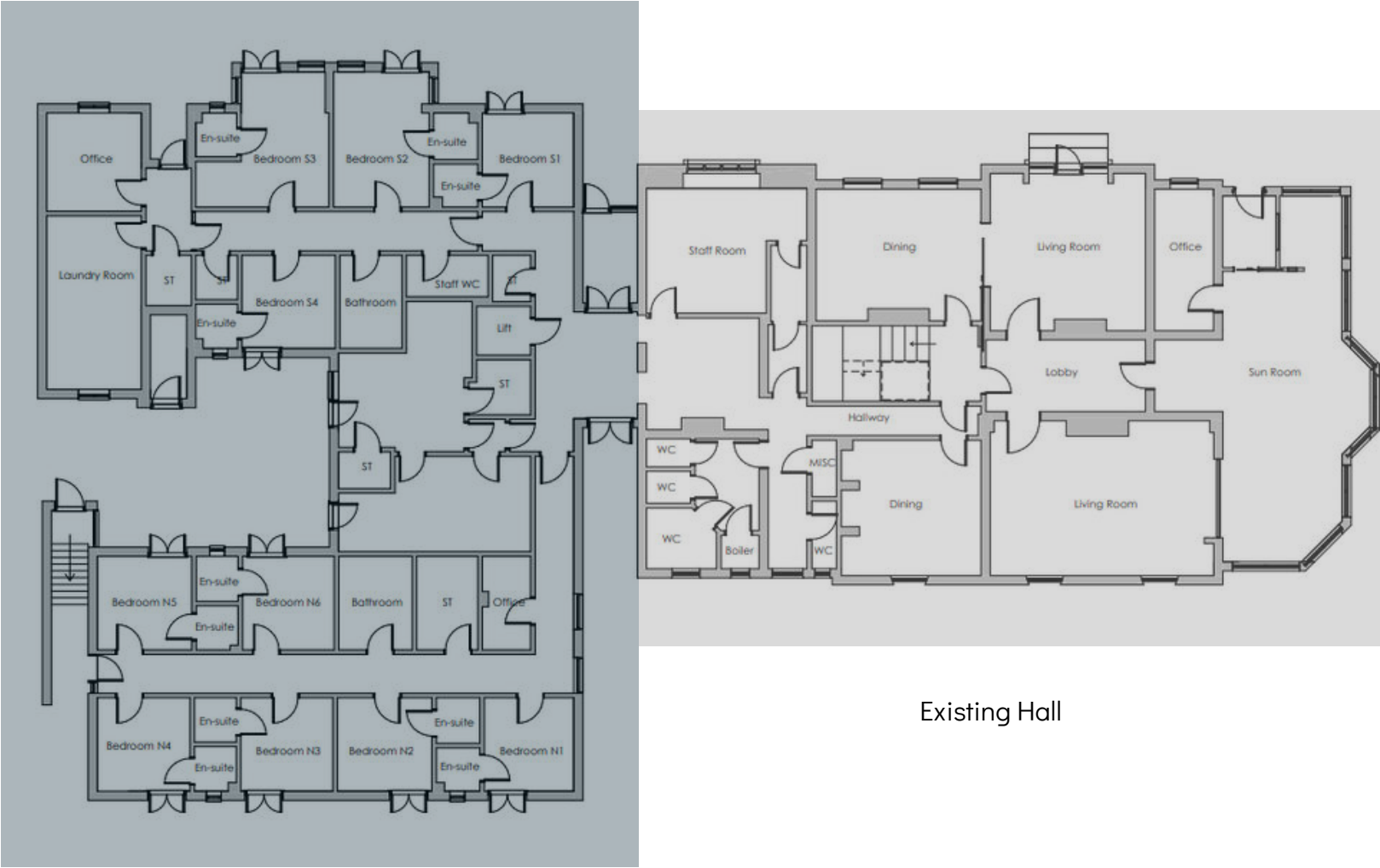
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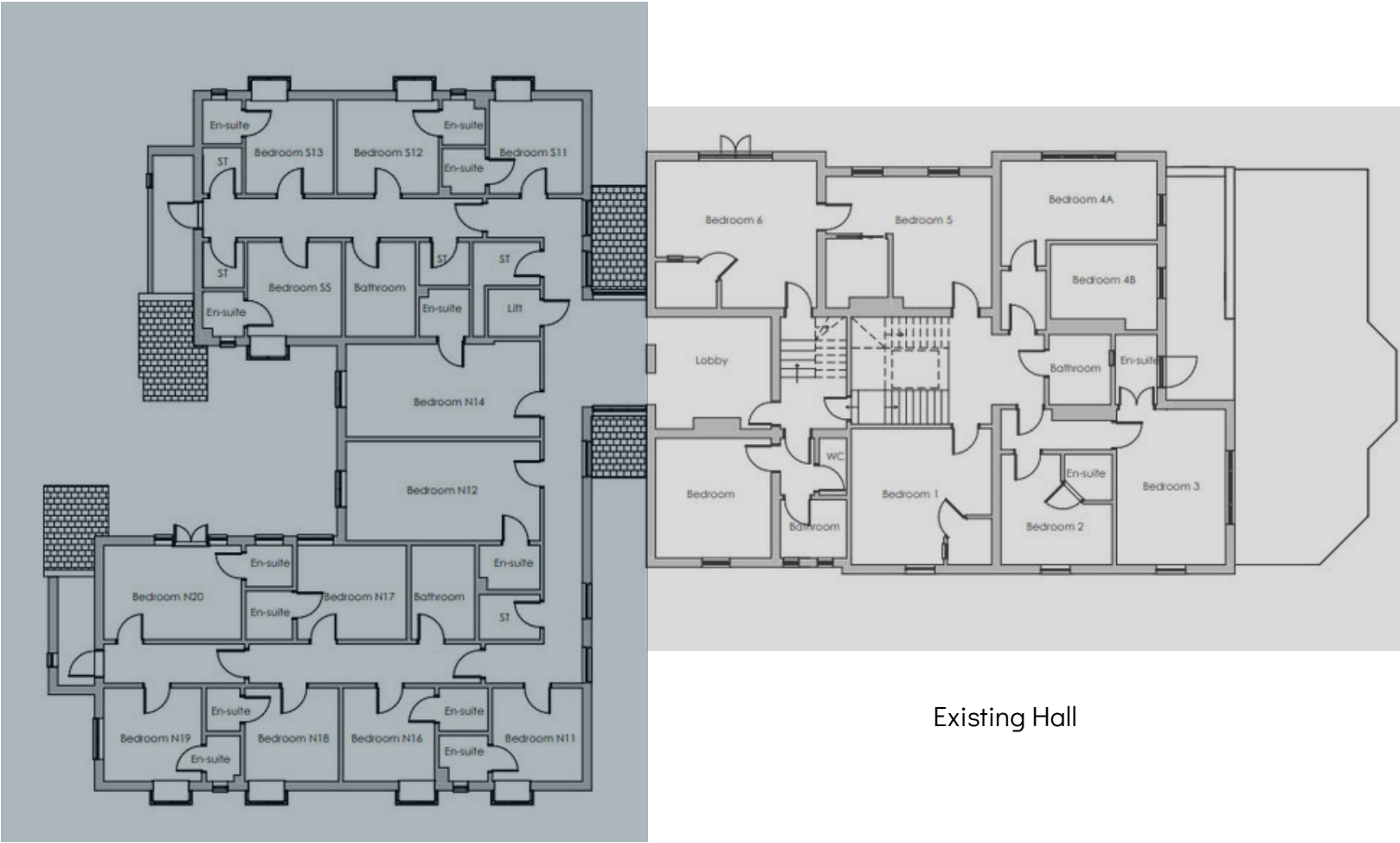
Current Building - Main Hall



Extended part

Existing Hall

Ground Floor - as existing



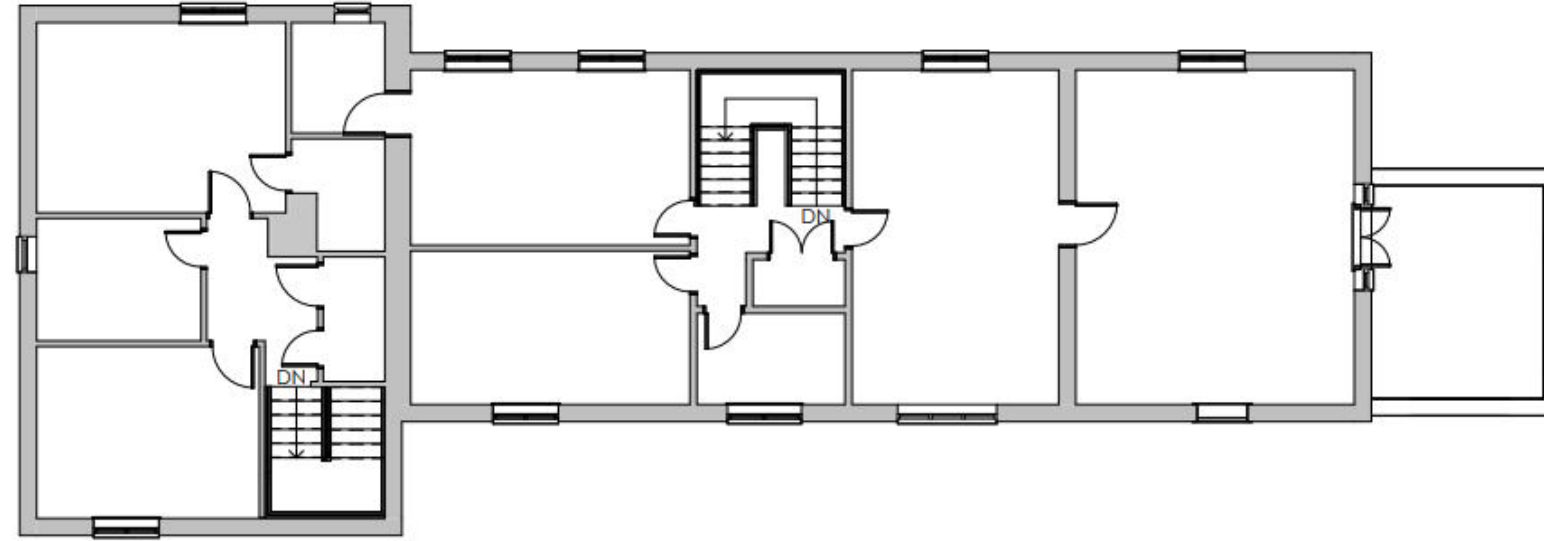
Extended part

Existing Hall

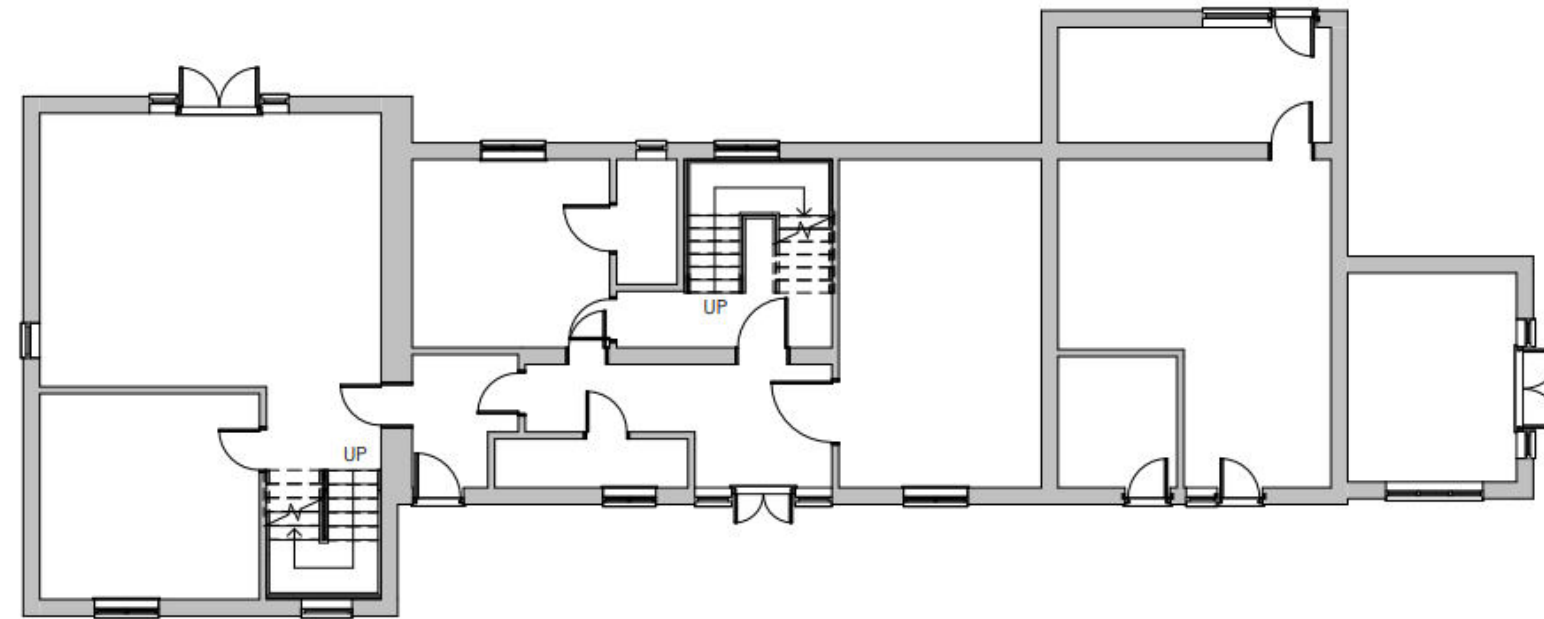
First Floor - as existing



Current Building - Coach House

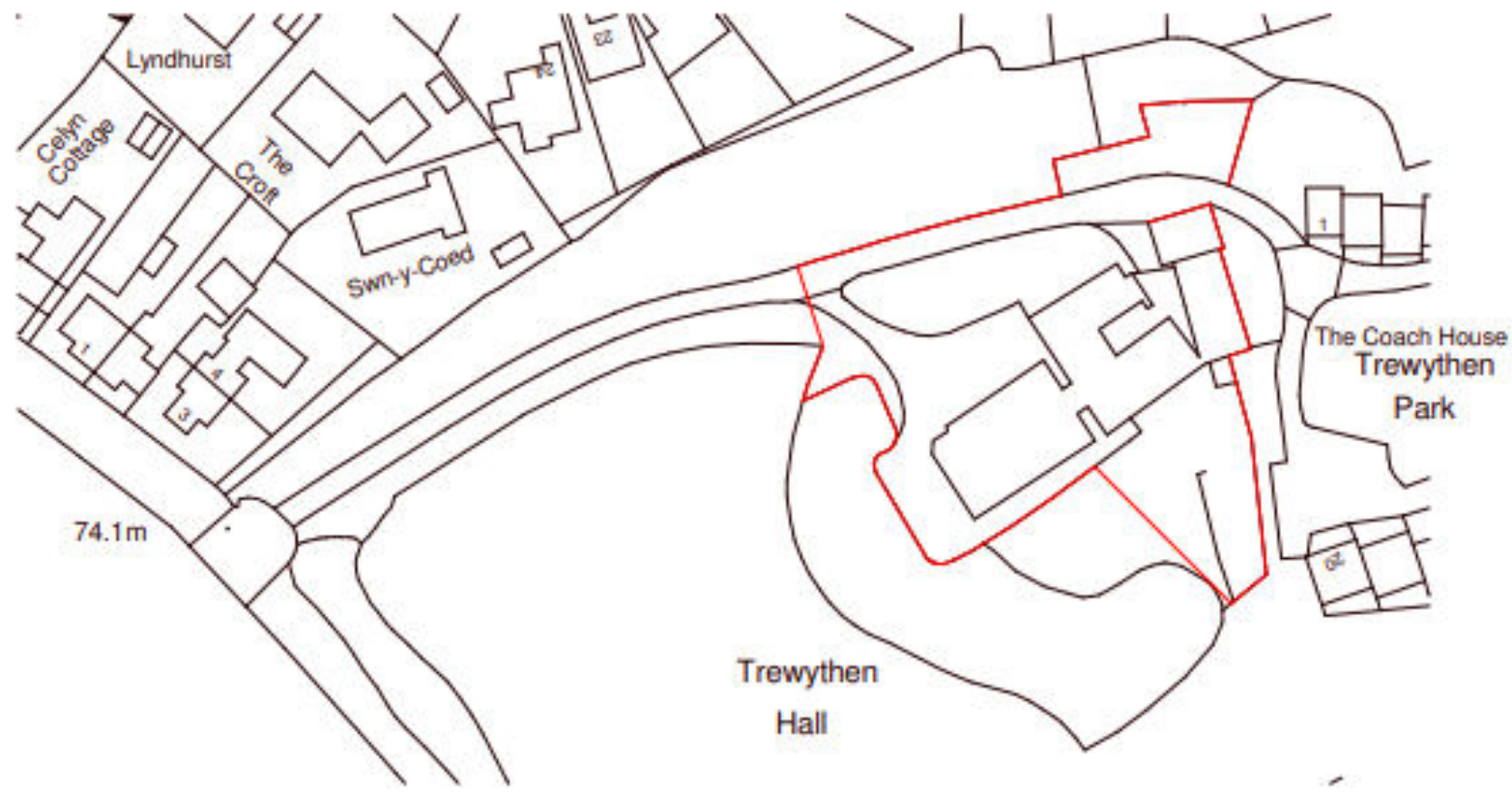


First Floor - as existing

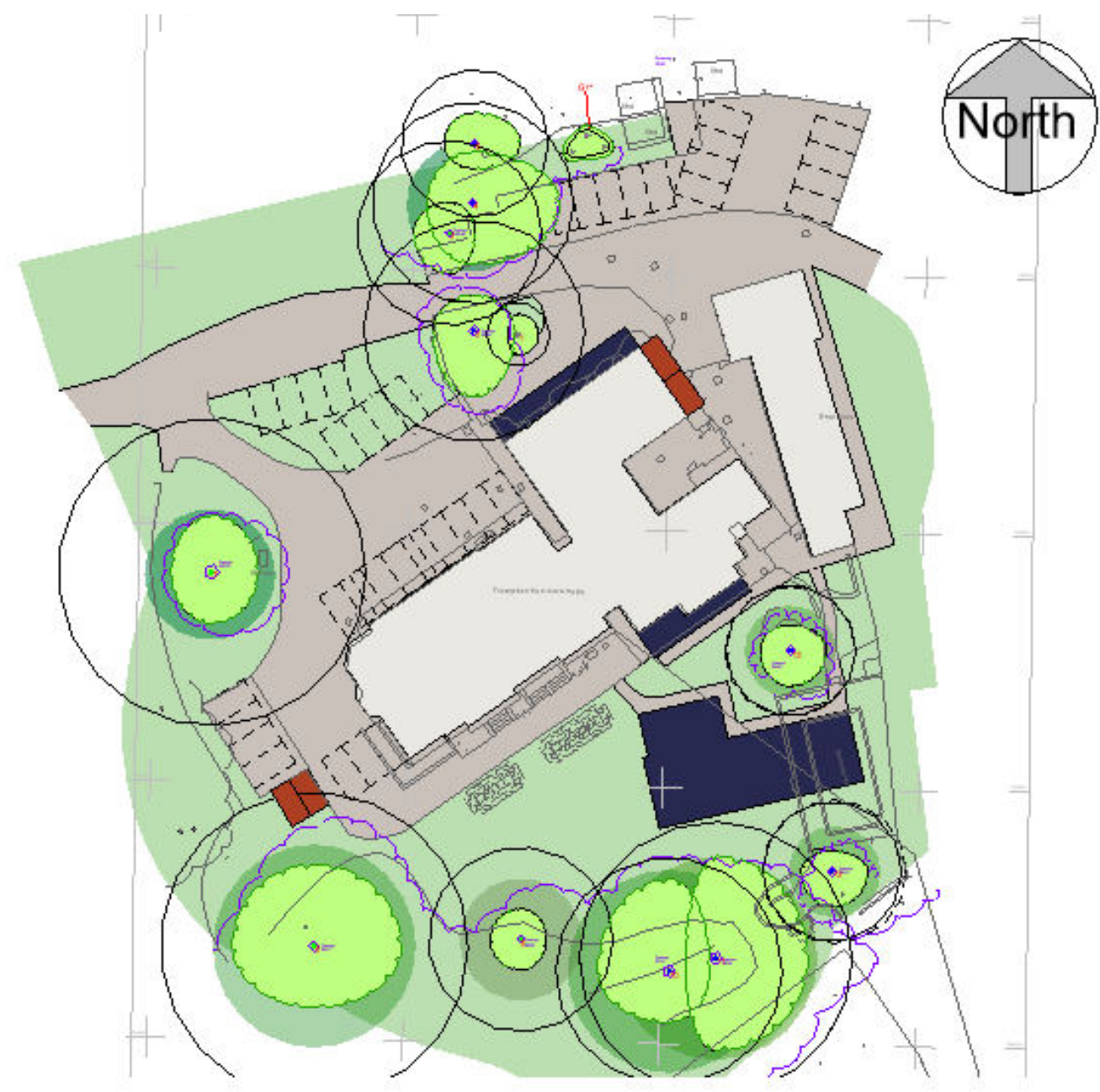


Ground Floor - as existing

Location & Site



Location Plan



Proposed Site Plan

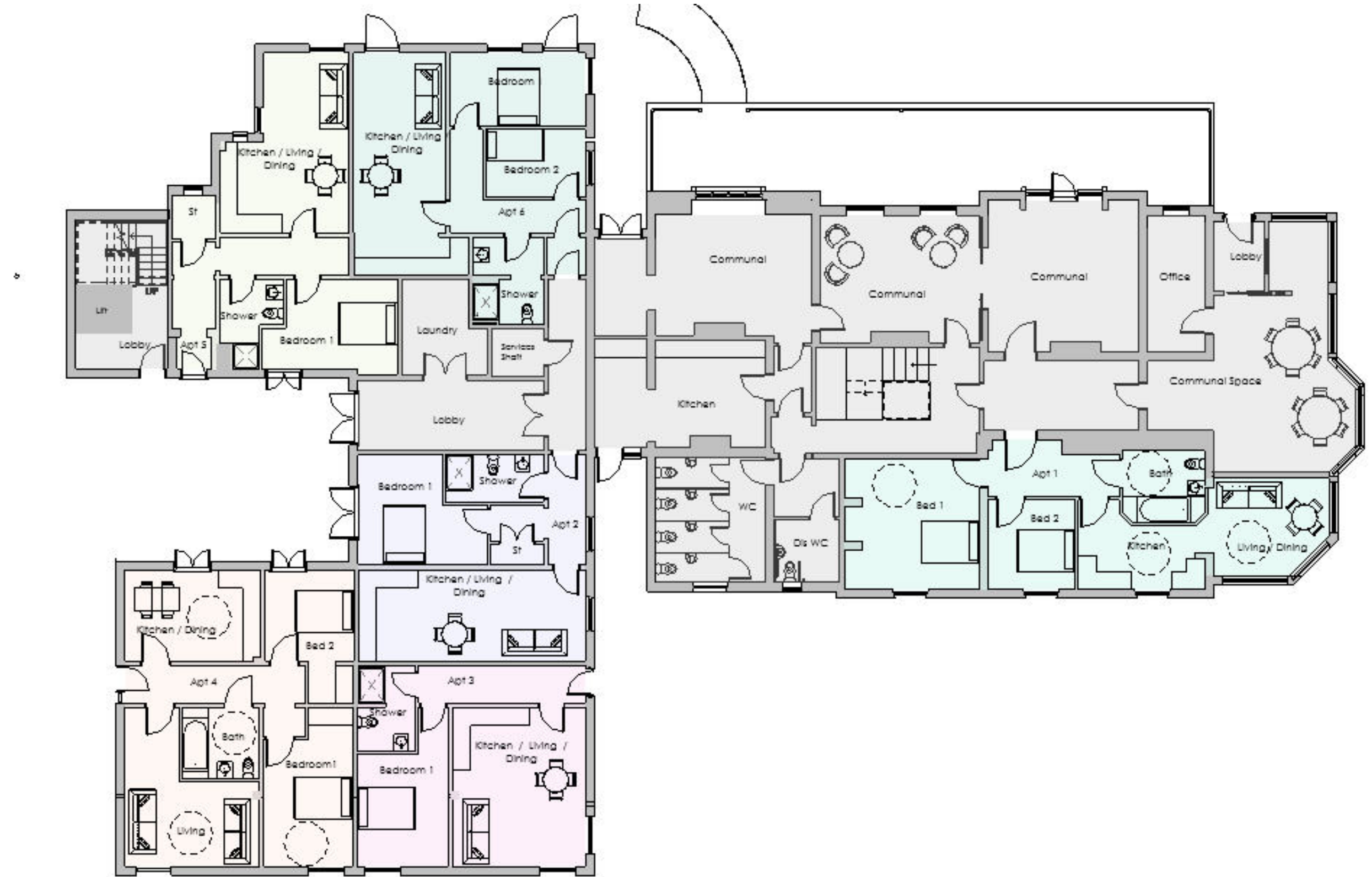
- Existing Buildings - 844m2
- Additional Floor Space - Extension 63.9m2, Studio - 179m2
- Bike Storage



Proposals - Main Hall

The Ground Floor is to include 6 apartments, 2 of which are Wheelchair accessible. There is an existing platform lift situated in the main hall and a new lift to be provided to the rear of the building which will give access to both the main building and Coach House

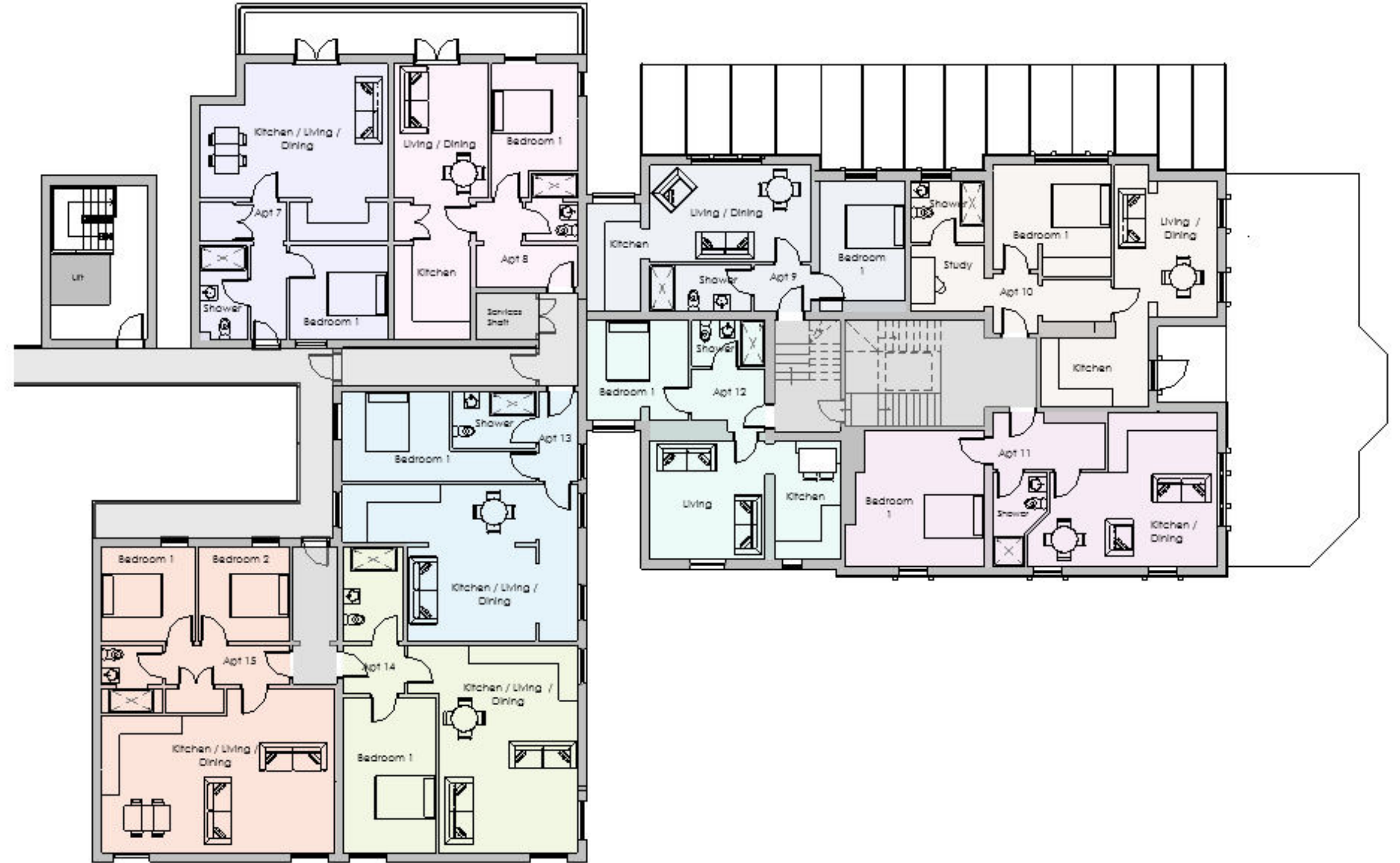
To the Ground Floor we have allowed for ample communal space which can be enjoyed by residents and their visitors. There will be a Kitchen & sanitary facilities which can be used for private functions by the residents. There is a Laundry room to the Ground Floor, although residents will have the option of a washing machine in their own apartments. The Kitchens will be designed to allow for recyclables to be stored within the individual apartments. With existing bin stores on the site to be utilised.



Proposals - Main Hall

The First Floor is to include a further 9 apartments. There will be an enclosed glazed link between the extended rear part of the building and the Coach House.

The spaces have been designed to fit in within the existing structure, whilst providing open plan Living & Kitchen spaces. Generously sized Shower Rooms have been included within the design. Kitchens are to allow for the inclusion of a dishwasher, washing machine & oven.



Proposals - Main Hall

These visualisations are to provide further information, showing the scale of the proposals and the materials which are being proposed. They are indicative of the scheme as a whole.



New veranda providing covered seating area. This will be in keeping with the original building with a lightweight aluminium structure incorporating victorian columns and glazed balustrading ensuring original architectural details remain the focal point when viewing the building from the gardens. The Planning Officer did raise concerns about this addition, however a lead roofed or glass veranda would have been a typical within the Victorian era of construction



Extended parts to be clad in vertical timber panelling, with new windows to be anthracite grey aluminium.

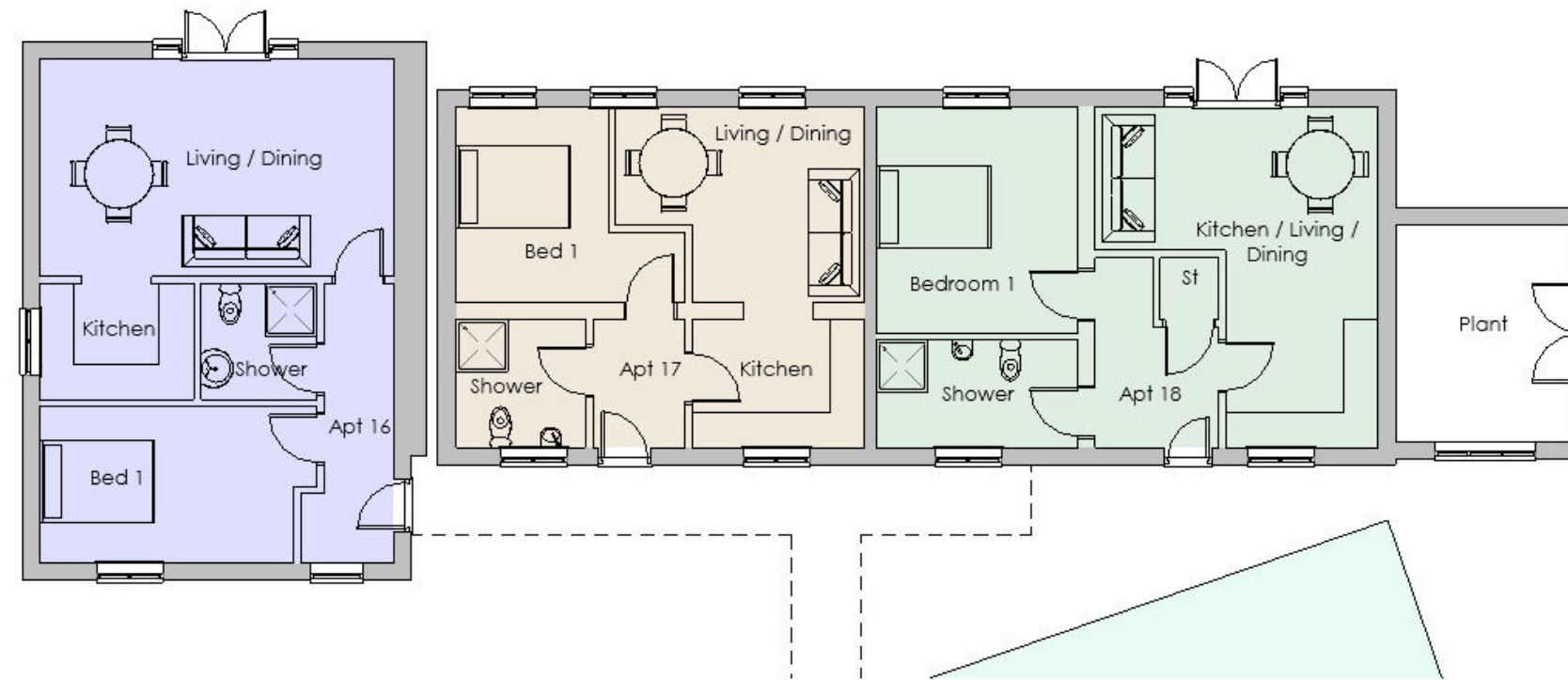
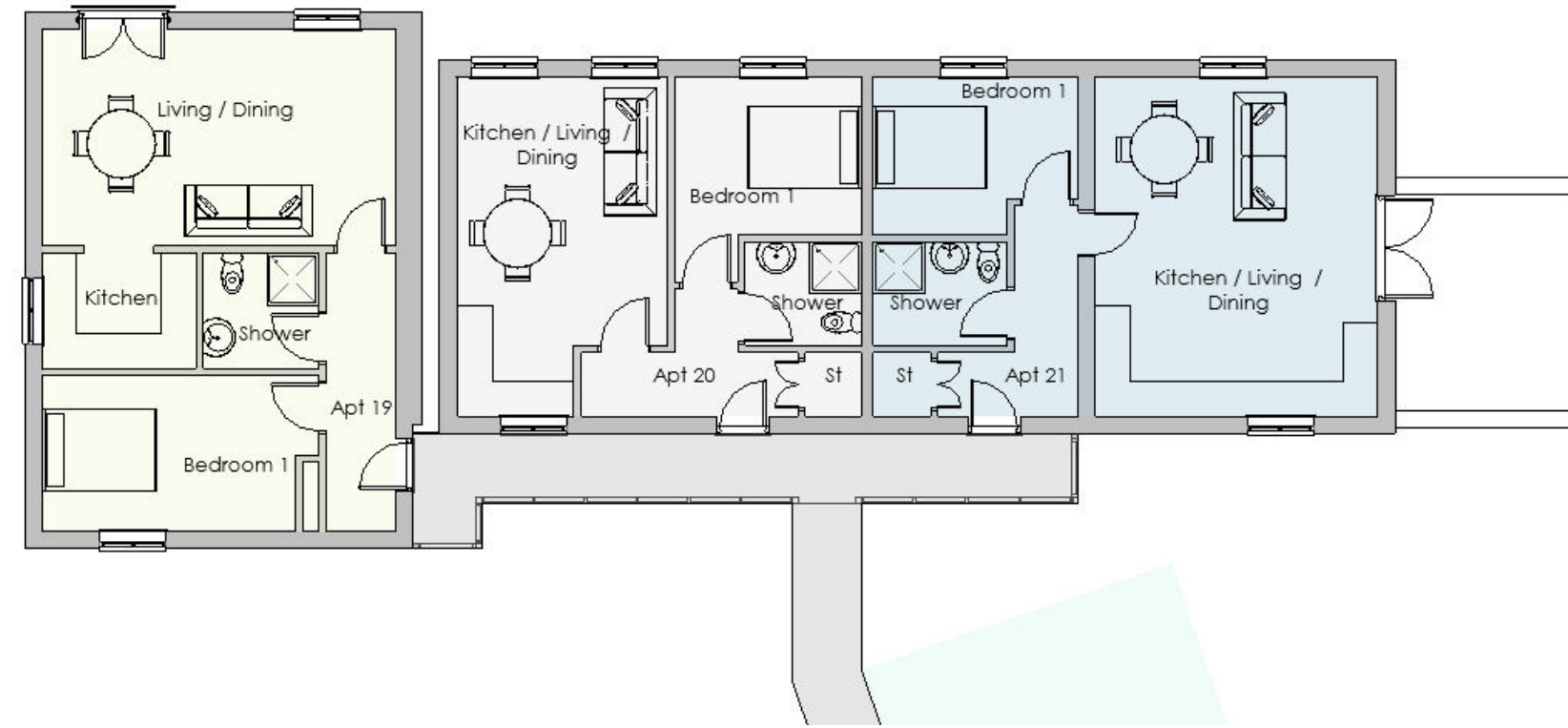


Glazed walkway over to the Coach House providing a comfortable and secure link between both buildings.

Proposals - Coach House

It is proposed to demolish and rebuild part of the Coach House, this is due to poor structural integrity to the roof and the limited headroom when accessing from the glazed link which is an integral part of the build - providing a safe a secure route between the two buildings.

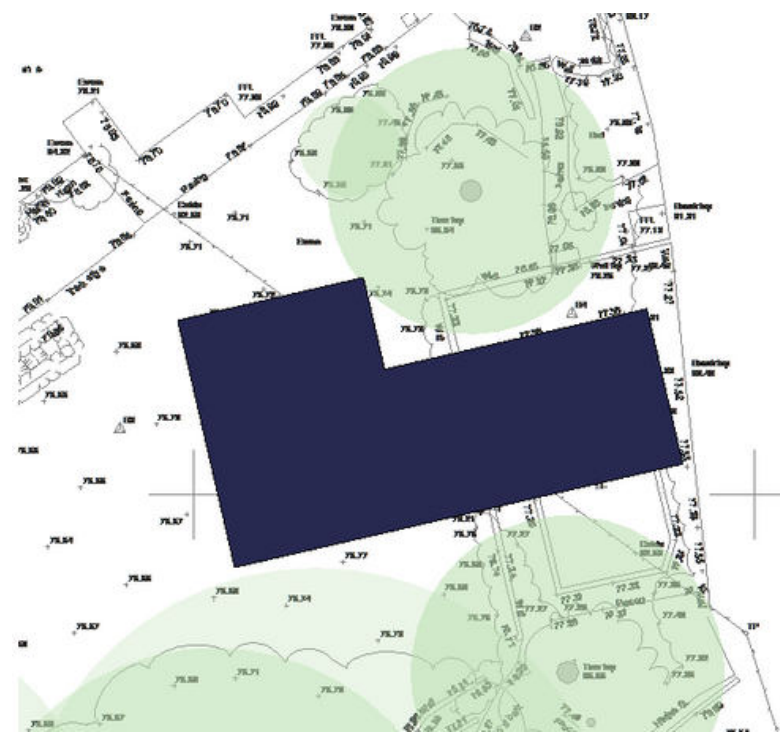
These Apartments offer the same open plan Living / Kitchen space with double bedrooms and Shower Rooms. Through the glazed link occupants can also access the lift at First Floor level and under the cover of the link they can access the lift at Ground Floor too.



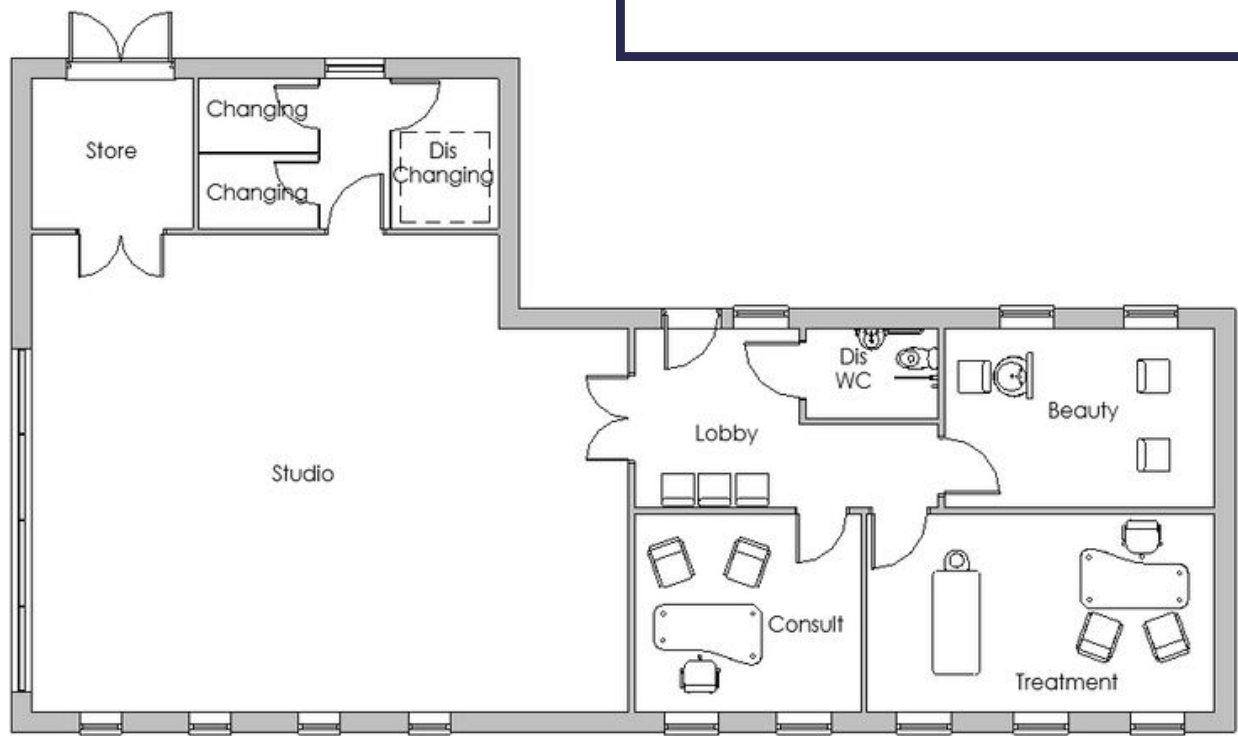
Proposals - Fitness Studio

The anixillary Fitness Studio is to be positioned adjacent to the rear of the Main Hall and will take the place of a disused swimming pool so as to limit the disturbance of the grounds. We have also taken note of the existing tree positions and designed the building to avoid any root protection areas.

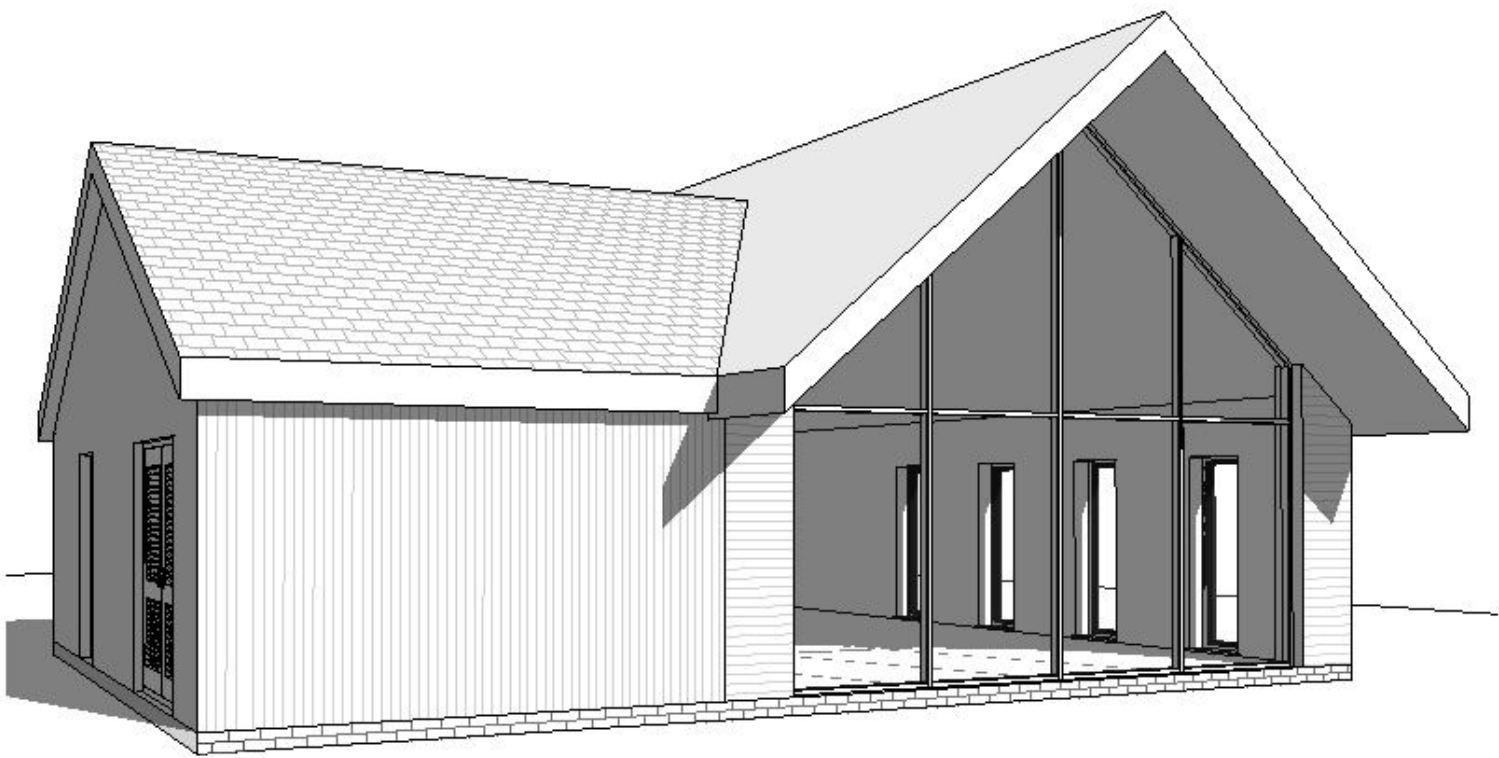
The Fitness Studio will not only provide a bright and airy space for a variety of fitness & wellness classes but we are also excited to look at offering space for external businesses to come and offer their services to the residents. This would include a Beauty Room which would be ideal for a Hairdresser / Barber. There will also be a Treatment Room which can be utilised by an Osteopath or Physiotherapist as a couple of examples. A Consult Room will also be available which we hope would alleviate the lack of Doctors Surgery in the village, with space available for a visiting Doctor to utilise.



Position on site between existing trees



Floor Plan



3D View



Design & Materials

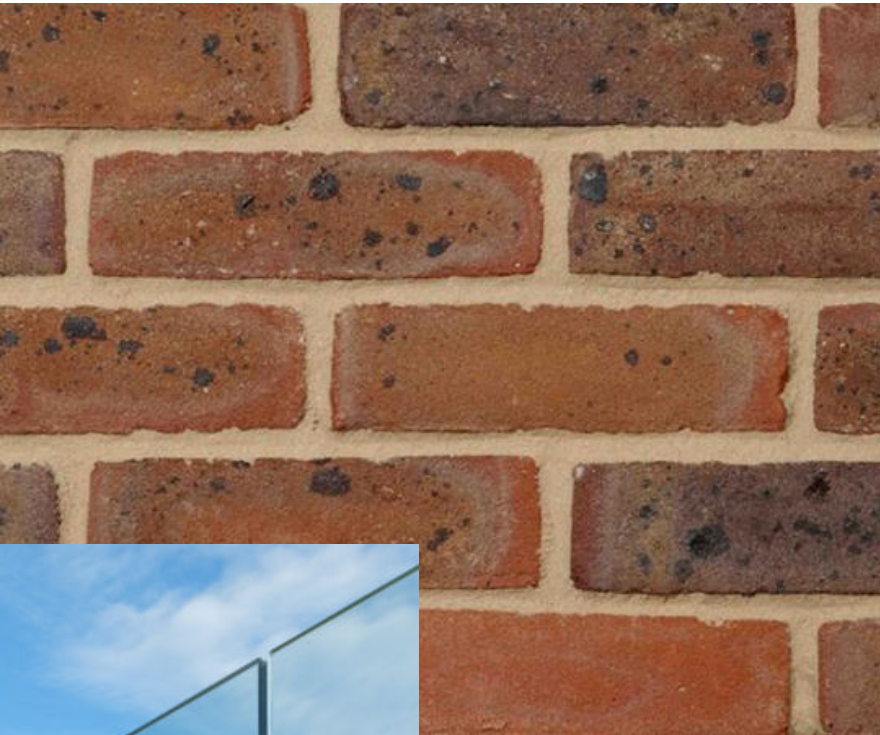
Cedar Cladding to extended parts & feature panels of Fitness Studio



Anthracite grey to fascias / soffits for fitness studio



Brickwork for Fitness Studio & Coach House



Anthracite grey windows & doors to exented parts



Frameless glass balustrading to veranda and balconies

The proposed materials have been carefully selected so as to provide a distinct break between the original property and proposed additions. The original hall has many historic features which are to be retained and the proposals are to create a harmonious blend of old & new. We wish to preserve the historical significance of the hall whilst incorporating modern elements that will enhance the functionality and visual appearance



Access

Access to the site is along Vicarage Lane, with access for cars, bike and pedestrians. It is noted that there is no footpaths along Vicarage Lane and this concern has been addressed in the Transport Statement provided by Axis. On site there shall be carparking including disabled parking bays and electrical parking bays. There will also be cycle storage to two areas of the site.

Pedestrian access into the apartments shall be via an existing ramped access to the rear of the building, with level thresholds provided at all other entrance doors. Internally a new lift will be provided giving accessibility to each floor for residents. There will be 1500 x 1500mm clear landings with a clear opening width of 800mm for the lift door. All to suit Approved Document Part M.

There is a communal space provided to Ground Floor with Sanitary conveniences including a Unisex Wheelchair Accessible WC.

The fitness studio which will also contain consulting & treatment rooms will have level threshold to the entrance and a Unisex Wheelchair Accessible WC.

There are 2no. apartments that are accessible / wheelchair compliant. This gives a living space designed to accommodate individuals with mobility impairments, particularly those who use wheelchairs or other mobility aids. These apartments are built or modified to ensure that people with disabilities can navigate and use the space comfortably and independently.

Shower Rooms & Bathrooms are designed to meet minimum requirements set out in Approved Document Part M with 750mm clear space to front of WC pan. Newly created doorways are to be sized to meet minimum requirements , with switches and socket outlets positioned as per Diagram 29 of the Approved Document.

Access through the building will be carefully designed with specific care taken to floor coverings, with level changes kept to a minimum. Signage to be designed to incorporate the needs of visually impaired persons.

Diagram 29 Heights of switches, sockets, etc.

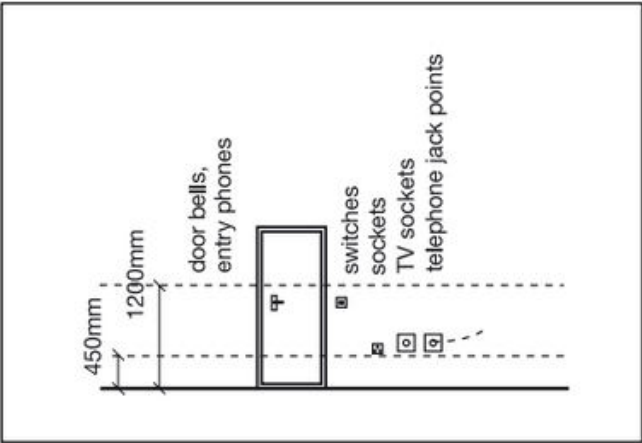


Diagram 31 Clear space for frontal access to WC

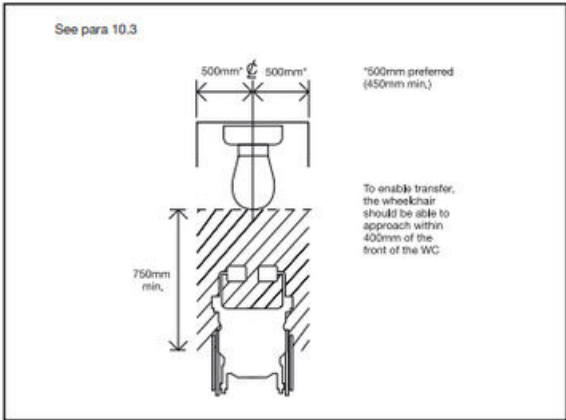


Table 4 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750 or wider	900 (when approach head-on)
750	1200 (when approach not head-on)
775	1050 (when approach not head-on)
800	900 (when approach not head-on)



Pre-Application Feedback

Pre-Application feedback was received in April 2023 from Wrexham County Council, below are the points that were raised in the response.

Visual Amenity

The Planning Officer felt that the glazed canopy overwhelmed the existing building and that the proposed extensions would require illustrative plans showing the proposed materials have been selected to present a sympathetic design in material & colour. With this in mind we have produced visualisations which show the proposed materials have been carefully selected so as to provide a distinct break between the original property and proposed additions. The original hall has many historic features which are to be retained and the proposals are to create a harmonious blend of old & new. We wish to preserve the historical significance of the hall whilst incorporating modern elements that will enhance the functionality and visual appearance.

Residential Amenity

No concern raised from the Planning Officer of the impact of the proposed development on the amenity of future residents and surrounding properties

Trees

No concerns raised, Landscaping scheme to be produced as part of the Planning Conditions for the project. Site is large enough to accommodate mitigation for any loss of trees

Ecology

Preliminary Ecological Assessment along with Bat & Bird Nesting survey required - this has been produced by Cheshire Ecological Surveys

Phosphates

Concern raised about increase of foul waste to main sewerage network and increase in phosphates. Calculation has been provided to show that the proposed levels are to be significantly less than the existing use as a Care Home

Highways

Concerns raised after consultation from Highways regarding the visibility to the site should the proposal increase vehicle movement at the site. Concerns raised about lack of footpath along Vicarage Lane. These points have been acknowledged and addressed in the Transport Statement provided by Axis

Conclusion from Planning Officer

'The proposed change of use from care home and coach house to over 50's apartments and new build fitness studio and consultation rooms is considered to be acceptable in principle in line with both Wrexham Unitary Development Plan and the emerging Local Development Plan. However, as stated above I have concerns in relation to the proposed design and how well it respects and assimilates into the existing building. In addition to this, significant concerns have been raised by the Highway Authority. In regard to the proposed fitness studio and consultation rooms, there are no immediate concerns in relation to design dependent upon the proposed materials. However, consideration will need to be given to the parking requirements if you choose to proceed with submitting a separate application prior to the submission of an application for the change of use from care home and coach house to over 50's apartments and new build fitness studio and consultation rooms. Based on the above information, if an appropriate design and solution to the highways concerns can be achieved, we are likely to support your planning application.'

Conclusion

With the help of our Consultants we have explored and answered all the points that were raised with the Pre-Application Enquiry. We have increased the parking facilities and added cycle parking. We have utilised the existing structure when planning out the layouts and spaces that will be enjoyed by residents. Through conscious planning we have limited the loss of trees and looked to position additional floor space so as to prevent the loss of further trees. It is the Clients intentions to continue to improve the mature gardens that surround the property and provide an idyllic setting for the residents to enjoy. The Fitness Studio, with it's Treatment & Consulting Rooms will also be there for the residents to use, to provide them with a safe and welcoming space within the settings of their own home. The surrounding spaces are to be enjoyed by residents and their visitors including the communal space and veranda. By converting & extending this building we are looking to breath new life in to a beautiful Victorian building which otherwise would struggle to find a use in the current climate.

Housing is always in demand and by providing this accommodation to Over 50's it will hopefully free up some of the family homes within the village of Gresford & Marford that is desperately needed by local families.

