



► Impact Statement – Listed Building Consent

Fox Hall, Wynnstay Estate, Ruabon, Wrexham, LL14 6LA

Proposal for changes to the garden area for the above mentioned property.

Impact Statement – Listed Building Consent

Fox Hall, Wynnstay Estate, Ruabon, Wrexham, LL14 6LA

Following closure of the school the hall was subdivided into several homes. Fox Hall forms part of the main hall building. The grounds to the front of the hall now form private gardens for some of these properties. These gardens are raised by around 4 feet in comparison to the surrounding landscape.

As it currently stands access to my property is by walking across a neighboring property's garden. The proposal would be to move the garden and property access point to the bottom of the garden to match the other homes on this side of the hall.

The garden wall itself, is believed to be a later addition, following research it is difficult to determine whether it is original.

By moving the entrance point to Fox Hall it will bring the property in line with others. It will allow for structural repairs to the garden wall itself which has suffered from lack of maintenance and negative impact of unsuitable planting. Improve security and privacy for neighbor's garden, which is currently walked across.

The impact on the wall itself while not insignificant will allow for a more appropriate scheme of planting and improve the look of the building by harmonizing the changes already made. It will also improve access and more importantly improve visibility of the property for emergency services.

This is a magnificent building, the austere façade will shine with improved access and planting. It is

currently incoherent, we seek to bring it all together and create a family home to be cherished for generations to come.

First and foremost this is a family home and the garden needs to be an area of safety for my children. In order to minimize impact on the grounds and surrounding properties, I am proposing sinking the trampoline into the ground, making it less visible. This is a stance which is supported by the conservation officer at Wrexham Council. As previously mentioned the gardens have been built up following conversion from a school. It will be positioned at the far end of the garden to minimize impact on the building and softened with planting.

From my understanding the gardens were built up to a higher level when the building was redeveloped from a school. The original wall was curved and built of sandstone to reflect the building. This wall has been replaced with a stone wall to allow for squaring off of individual gardens. Some parts of the original wall remain in the form of the corner pillars.

Following a visit from a fire safety officer concerns were raised regarding the cellar access in my property. The current access is inside the property but due to the size of the cellar a further exit is required. I would like to propose re-opening one of the original cellar access points. Doing this will have the least impact on the building and grounds but importantly improve safety.

Planting will be positioned to reflect the history of the building and the future sustainability, keeping some structured planting with softening in nature attracting flowers, evergreens and fruit.