

SUPPORTING DESIGN STATEMENT
FOR
CONVERSION OF EXISTING BUILDING TO FORM RESIDENTIAL ANNEX FOR DISABILITY USE WITHIN CURTILAGE OF BRONWYLFA HALL,
BRONWYLFA, WREXHAM

Ref : T_21_2444-DS Rev A



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1.0 BACKGROUND

1.1 The Design Statement provides the background and rationale behind the proposed conversion and extension to the existing outbuilding within the curtilage of Bronwylfa Hall.

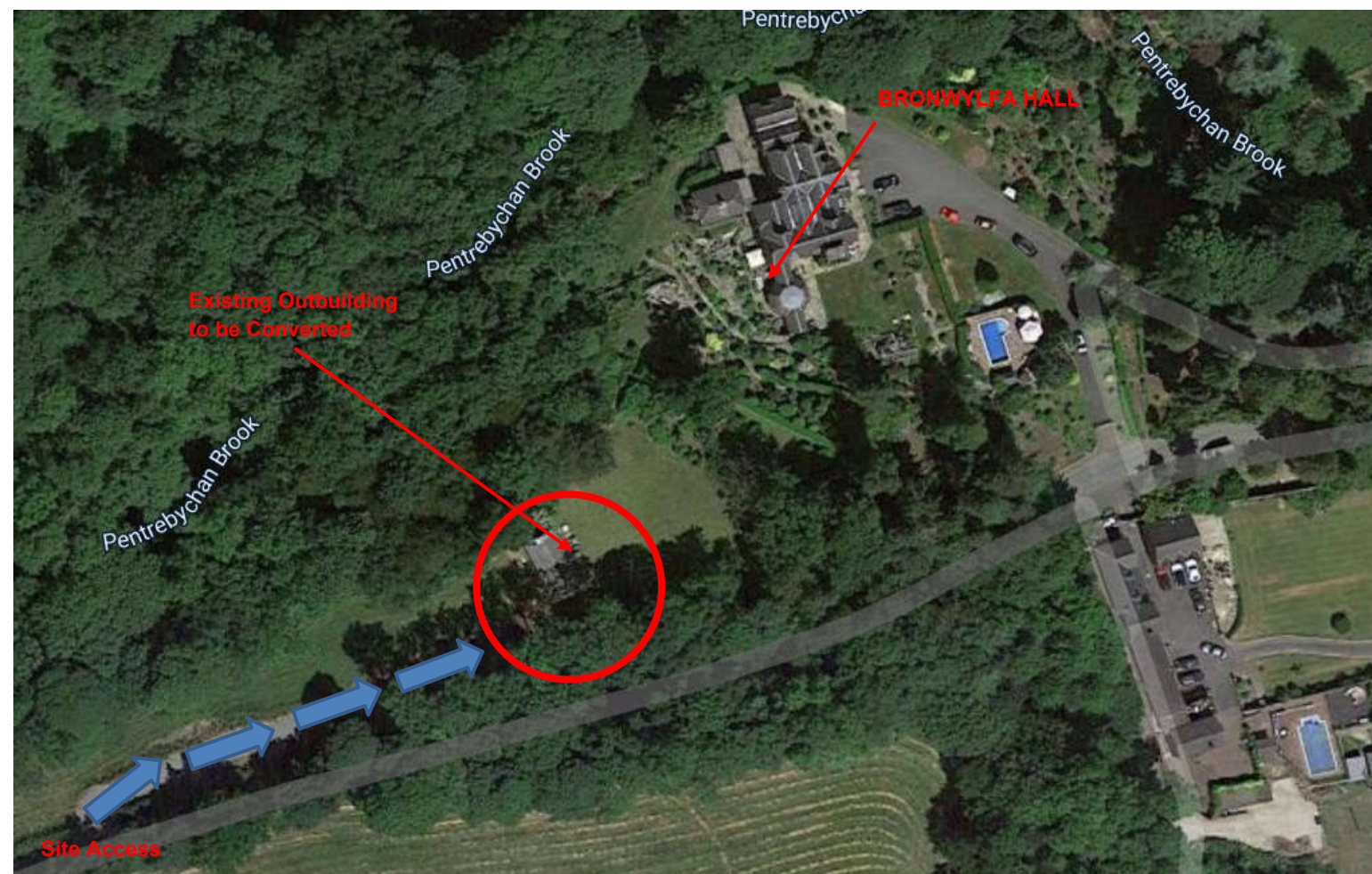
1.2 The statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme presented is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that

2.0 CONTEXT

2.1 Bronwylfa Hall is located in Rhosllanerchrugog approximately 4 miles from the Town of Wrexham outside of the settlement boundary.

2.2 The site is in an elevated position hidden behind mature trees and the boundary consists of a wooden area to the North and West, with hedges and trees to the East and South. The site is well screened and is not visible from the main highway to the South.

2.3 Bronwylfa Hall is a two-storey stone built gothic Victorian country house set centrally within the curtilage of the site. There is also a block built outbuilding building (former garage) on the western fringe of the curtilage.



Location of outbuilding within curtilage of Bronwylfa Hall



Image of Bronwylfa Hall from Pool Area



Image of the Existing Outbuilding



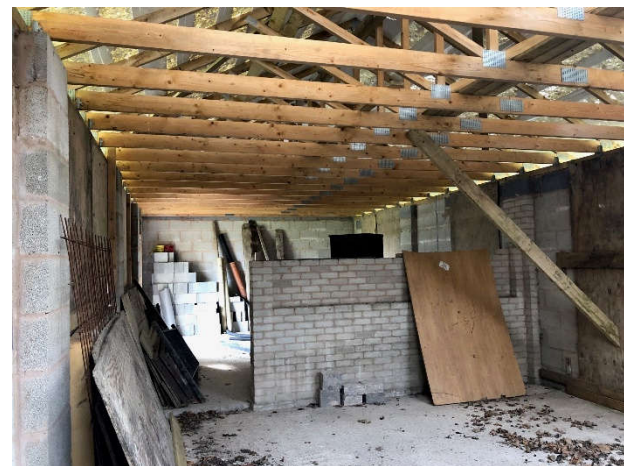
Eastern aspect from the Existing Outbuilding

3.0 EXISTING BUILDING

- 3.1 The existing building is currently vacant and formerly used as a garage and ancillary space serving the main residence Bronwyflla Hall. The existing building is single storey and predominantly made up of traditional blockwork / concrete commons and raised tie timber trusses. The roof is currently felt and battened. It is stated in an earlier report that the roof was previously lined with corrugated steel sheets which were removed as part of temporary remedial works.
- 3.2 The most recent structural survey of the building was undertaken in 2006, which concluded the integrity of the structure was in reasonable condition with minor defects which could be addressed as part of the works undertaken to convert the building. Subsequently some of the defects identified in the report have been made good, including a new timber roof/aprons and steel lintels above the structural openings. In summary the structure 'today' remains fully intact and in good condition and is recommended for conversion.



Southeast elevation



Interior condition and new trusses



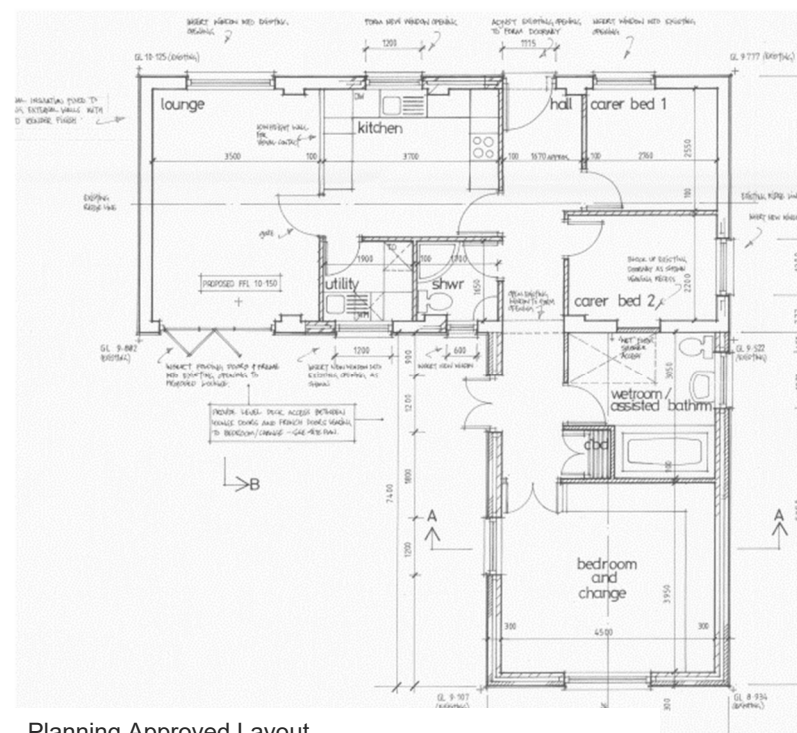
Elevated northwest gable end



Remedial works to structural openings

4.0 PLANNING HISTORY

- 4.1 Planning consent for the building was granted in 2007 and more recently in 2012, for a conversion to form a residential annex, with provisions for disabled use and full-time care support to cater for the owner's daughter who has complex disabilities. Following planning consent, works to construct the new access were undertaken in accordance with drawing 204/02/05, coupled with the aforementioned remedial works to the existing building (refer to planning consent P/2012/0497). The conversion and extension of the building are yet to be executed. In addition, on the 13th July Wrexham County Borough Council confirmed the works undertaken to date represent a legal commencement and that the permission is thereby secured.



Planning Approved Layout



Planning Approved Principal Elevations

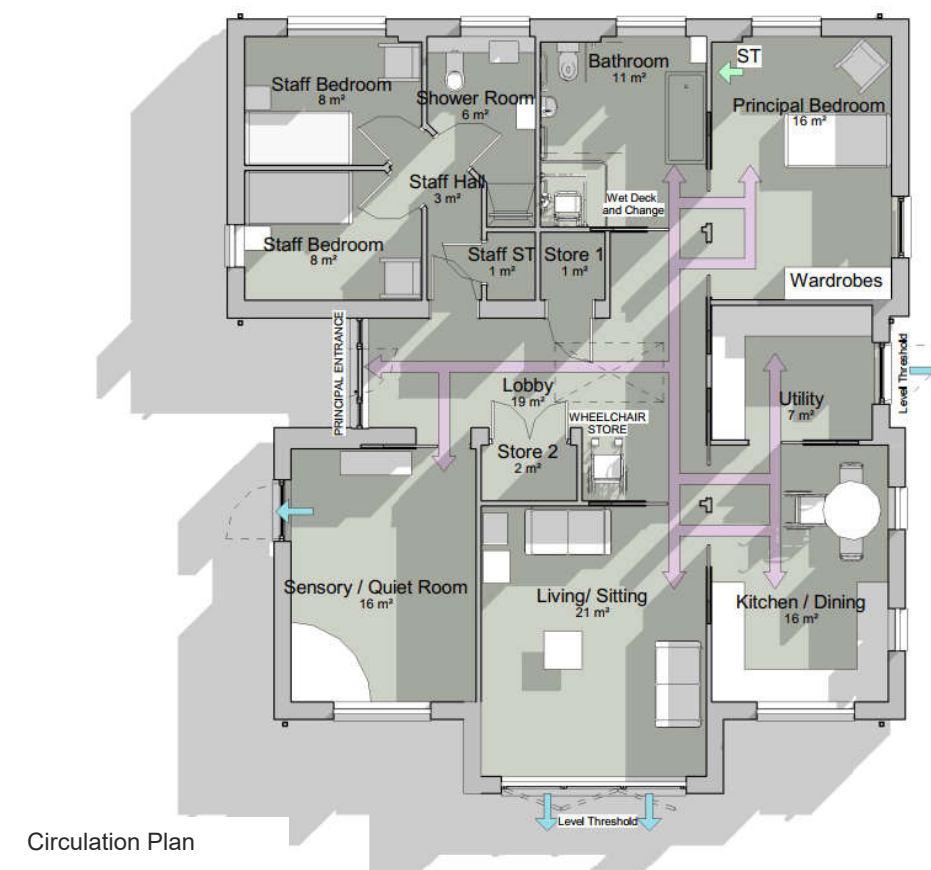
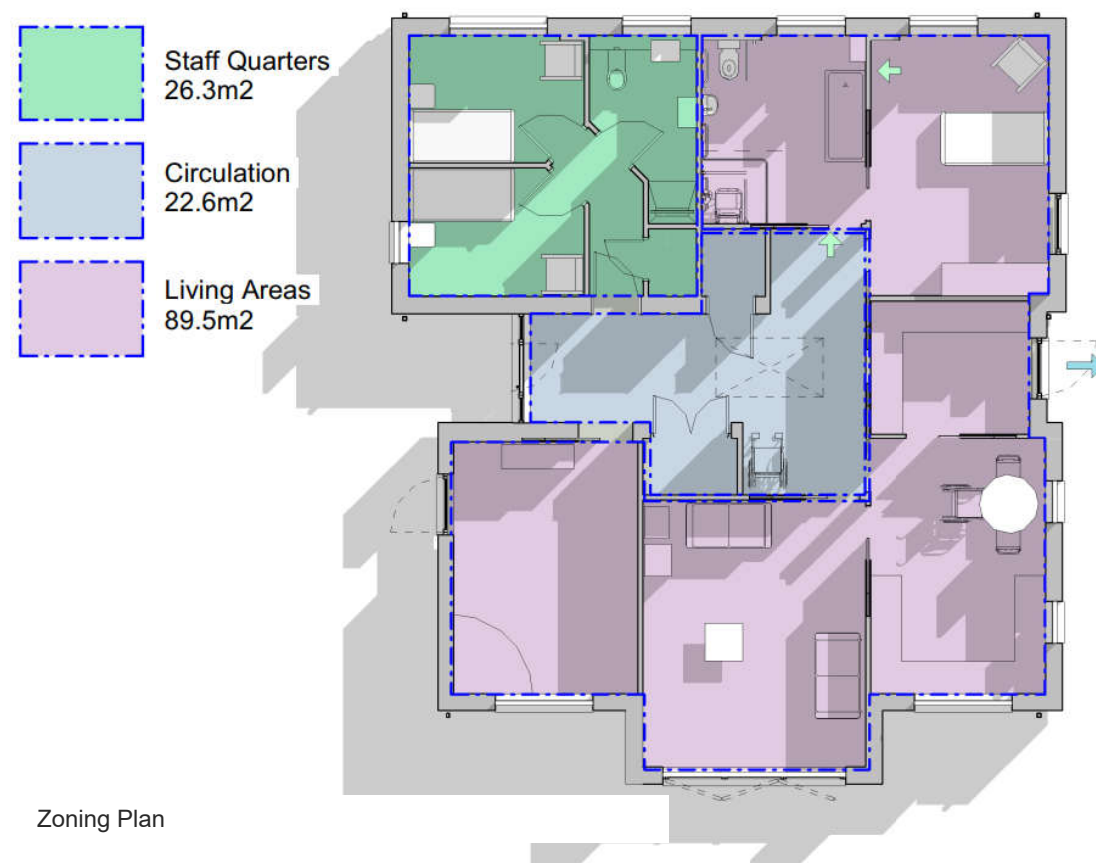
5.0 JUSTIFICATION

- 5.1 In recent years, the health and mobility of their daughter has further declined, and she now requires additional full-time care and facilities to support her 'day to day' needs. She currently resides in Bronwylfa Hall along with her parents, full time carers and support team; however, the current facilities have become increasingly impractical and unadaptable due to the limitations of the space, access, and circulation within the building.
- 5.2 The planning approval in 2012 included conversion of the existing outbuilding and a modest sized rear extension (7.5x5.1m) which was designed to meet the standards of a typical M4 Category 3 disabled adaptation. Due to their daughter's declining health into adulthood, the approved scheme would not meet the requirements to undertake the 'specialist level' of care that is now necessary to satisfy her current needs and future adaptation.
- 5.3 In addition, the scheme presented as part of this planning application has evolved in conjunction with the input from her specialist care team including carers, nurses and therapists and simultaneously designed in accordance with the guidelines from Local Planning Guidance Note 3 (Converting Rural Buildings) and Local Planning Guidance Note 13 (Housing in the Open Countryside).

6.0 LAYOUT AND DESIGN

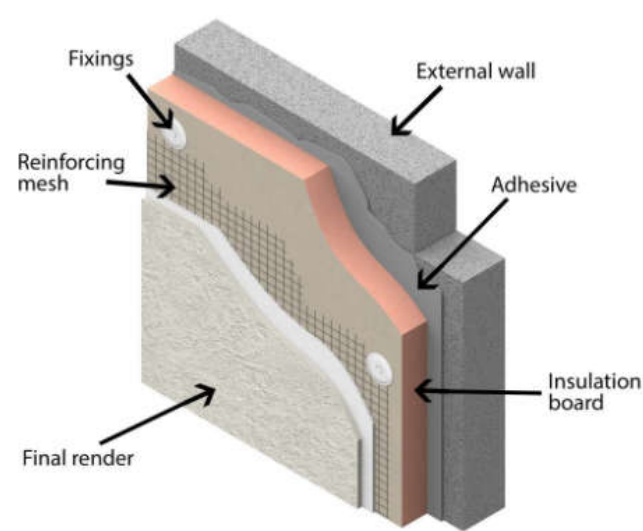
- 6.1 The proposed scheme provides an inclusive environment to maintain relative independent living and support whilst keeping their daughter close to her parents and family in Bronwylfa Hall.
- 6.2 The spatial layout has been designed to provide the amenities and space to maintain a non-intrusive comfortable living environment for both their daughter and support team. The layout aims to maximise useable floor area by ensuring the space is free flowing, with specific consideration to placement of fixtures and fittings, manoeuvrability and where possible, avoiding non-functional areas such as corridors.

- 6.3 The existing building will be predominately utilised for staff accommodation but will also include the principal bedroom and bathroom which will benefit from a 'jack and jill' arrangement for ease of access. The proposed extension will include a kitchen/utility and dining area, together with direct access into the living room and a self-contained sensory/quiet room. There will also be secure storage cupboards accessed off the main lobby and space for wheelchair parking. The primary living space will benefit from an elevated countryside aspect, that will lead onto an outdoor terrace which will be naturally raised (in part) out of the ground due to the sloping topography of the site. The outdoor space will provide a secure area where their daughter can enjoy outdoor amenities, whilst maintaining a safe environment.

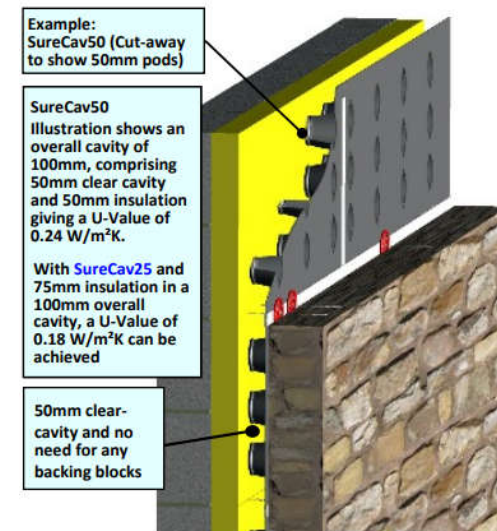


7.0 CHARACTER

- 7.1 The existing building and proposed extension will utilise traditional quality materials which are sympathetic to the character and context of the surrounding area. Careful consideration has been given to the use and placement of materials, to introduce subtle architectural detailing and a balanced contrast between new and old.
- 7.2 Although the existing building does not have any architectural or historical value, based on its previous use, we have adopted a relatively strict approach to the design. For example, existing structural openings have been utilised where possible and the existing roof line will be retained in its current form. Where alterations are proposed, they have been considered in a proportionate manner.
- 7.3 The walls to the existing building will be externally insulated and finished with a self-coloured polymer textured render. This strategy will retain the current internal floor area and thermally enhance the envelope to meet Part L1 B of the Building Regulations. It is intended the existing roof trusses and linings will be retained and finished with natural Welsh slate, to reflect other properties in the nearby vicinity including Bronwylfa Hall. Any vent terminals will be flush fitting and will not protrude above the roof line.
- 7.4 The outdoor terrace will consist of a natural stone plinth which will terminate below ground floor level. The terrace will be safeguarded by a continuous screen of clear laminated glass to take advantage of the unobstructed views along the valley.
- 7.5 There is dense intervening landscaping (wooded area) along the South and North boundaries which fully screen the building. Furthermore, the location of the building does not compromise any neighbouring properties.



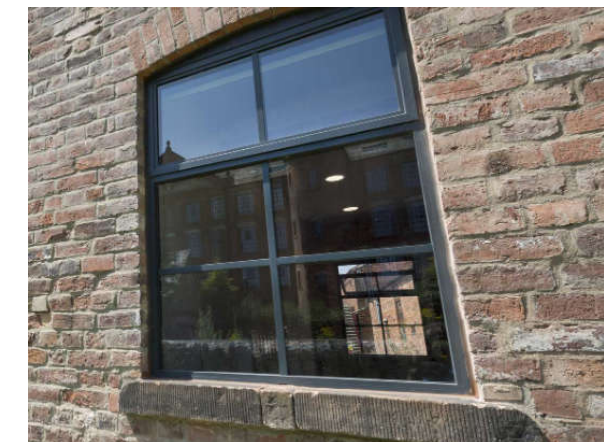
External Insulated Render System Existing Building



Natural Stone and Substrate Detail Extension



Natural Welsh Slate Roof



Heritage Aluminium Windows



Textured Render Chalk Finish



Natural Stone Randomly Coursed



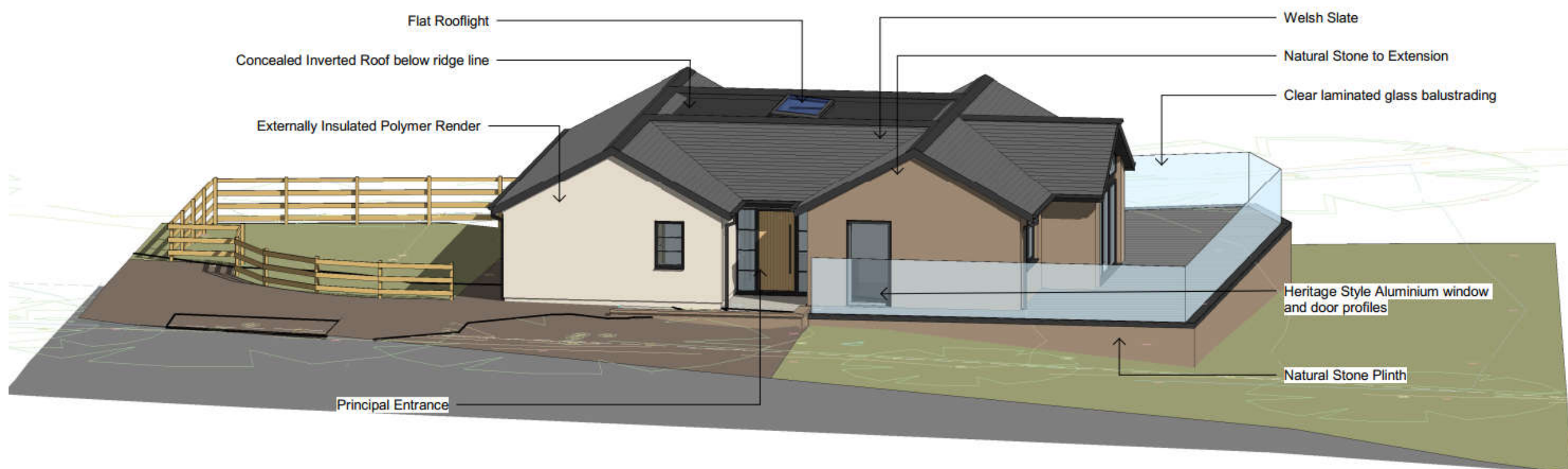
Flush Fitting Slate Ventilators



Heritage Aluminium Windows

7.0 CHARACTER

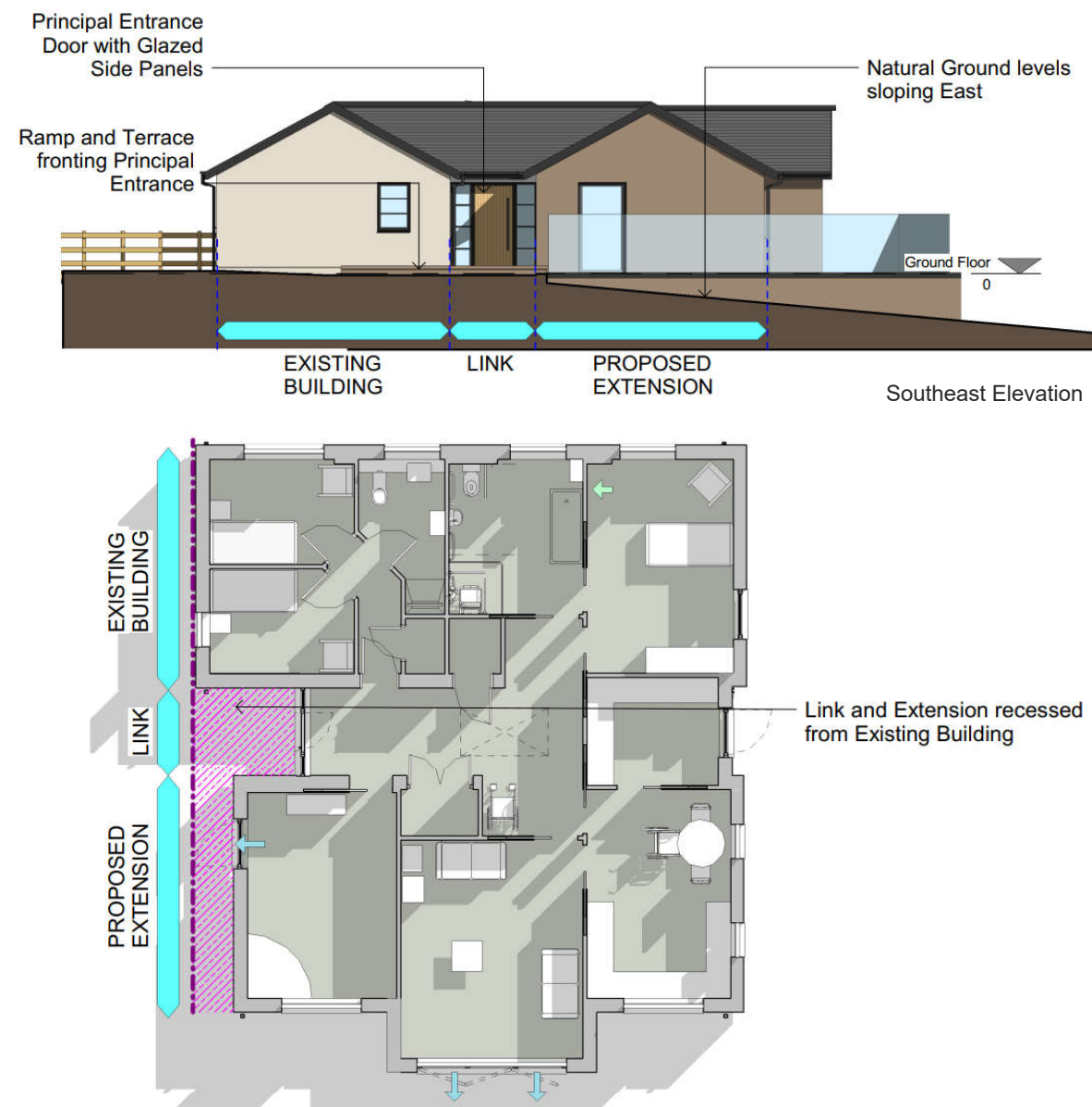
- 7.6 To provide a visual break and some variety between the existing building and proposed extension, we propose to introduce natural stone as the primary material for the extension. This will add layering to the elevations and enhance the quality of the overall design and visual appearance of the building. The proposed roof materials and ancillaries for the extension will marry up with the existing building. In addition, this will also include composite fascia boards (black) and powder coated cast aluminium rainwater goods and downpipes.
- 7.7 The existing and proposed extension will be linked by an inverted compound roof spanning perpendicular between the two structures. This will also include a flat linear roof light to filter natural light from high level into the central lobby area, reducing the requirement for artificial light. The rooflight and deck will be visually concealed below the existing ridge line of the building.
- 7.8 The building will also include heritage style 'thermally broken' aluminium windows and door profiles powder coated in black. To introduce some visual contrast, the existing building will include more traditional fenestration details, including structural transoms and the extension simplified with fully glazed units. The heritage style profiles benefit from slim sightlines to reduce the visual impact which are typically used in this context. All profiles will be recessed minimum 100mm to give depth to the façade.



Elevation Design Strategy

8.0 SCALE AND MASSING

- 8.1 The existing building is approximately 2.5m to the eaves level and 4.1m to the ridge relative to internal ground floor level. The external ground levels are moderately lower around the building and naturally fall away towards the East. The concept of the extension is to replicate the form of the existing building and create a link between the two elements, which will be recessed on the Northwest and Southeast elevations to provide a clear demarcation between 'old and new'. The gable end of the extension fronting the Southeast elevation will be set back from the existing building by approximately 900mm to add some relief to the elevation. The inverted compound roof above the link ensures the footprint can be extended to meet the spatial requirements without increasing the overall massing. As referred to previously, the flat roof area will remain visually concealed below the ridge line. The geometry of the proposed extension will be fully in keeping with the existing building.



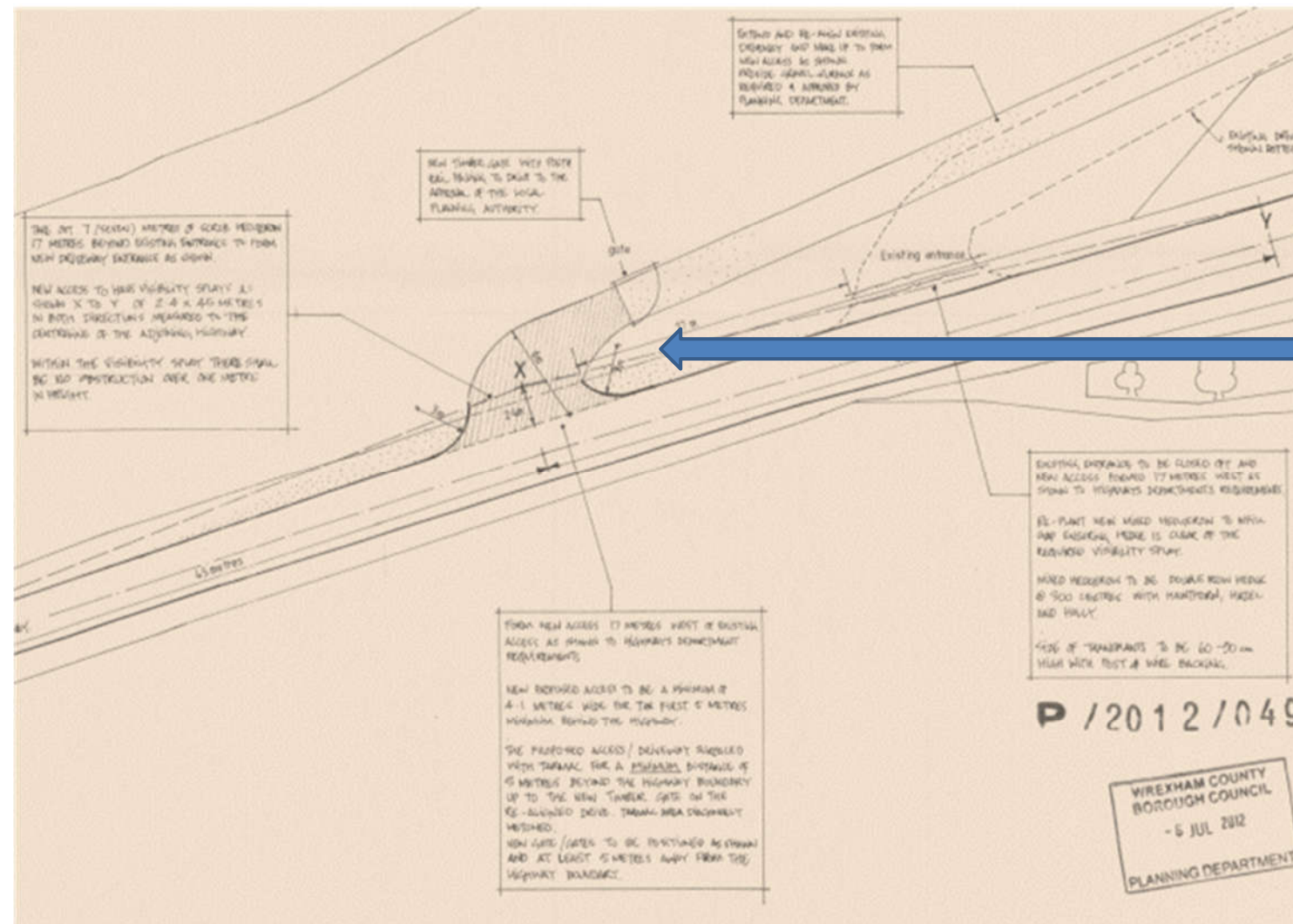
9.0 ENVIROMENTAL SUSTAINABILITY

- 9.1 To effectively mitigate the causes of climate change in the design of a development, a clear approach to reducing carbon and other greenhouse gas emissions associated with the development will be taken. The existing building is currently derelict, and the proposed conversion will provide a resourceful and sustainable use for the building.
- 9.2 The design encompasses an integrated view of sustainability, which is based on balancing environmental, social and economic aspects to minimize the impact of this development. The building is designed with sustainability in mind, including the reduction in energy demand and the potential to achieve further CO2 reductions by introducing renewable technologies.
- 9.3 With this in mind the design will:-
- Exceed current building standards for the Conservation of Fuel and Power as required under Approved Document L of the Building Regulations. The external building fabric will be thermally weighted to achieve a high threshold of thermal resistance.
 - Use sustainable construction methods and materials where possible.
 - Be made up of robust materials to provide strong climate resistance.
 - Utilise heat recovery and cooling to maintain a pleasant living environment.
 - Employ professional trades to ensure the building and finishes are constructed to a high standard and all interfaces will be suitably sealed to promote air tightness, thus reducing heat loss from the building.
 - Be acoustically sound.
 - Consider ground source heating, subject to space limitations and restrictions.
 - Use secondary heating via a solid fuel appliance such as a log burner.
 - Have a rainwater harvesting tank installed to collect all surface water from the roof of the building.
 - Have a Biodisk treatment plant installed to efficiently break down effluent and connect to a secondary outfall (soakaway).
 - Maximise natural daylight in key areas of the building to reduce energy consumption.
 - Ensure the design is proportionate in size for its intended use. The environmental impact is therefore reduced.
 - Ensure the technical design will be supported by a fabric efficiency compliance report, undertaken by a Certified STROMA assessor.

10.0 ACCESSIBILITY

- 10.1 The property is approximately 50m from Bronwylfa Hall, which minimises the need for their daughter to travel with carers to visit her family. There is also free access to the space and grounds offered within the curtilage of the family home. More so, the building will provide a close interface with her family without the need to travel in an otherwise remote location.
- 10.2 Access to the property is formed in accordance with the original planning consent (P/2012/0497), drawing 204/02/05. In summary, this includes a new arrangement 17m west of the original access, which has been partially completed to secure the existing planning consent. The access provides visibility splays of 45m in both directions, set back 2.4m from the main carriageway. The access road provides an unobstructed width of 4.1m at the entrance. A new post and rail fence will be installed away from the main highway. The existing driveway leading up to the property will be a gravel surface. There will be sufficient space to for up to two vehicles to park and manoeuvre within the curtilage. The parking areas will be resin bonded gravel providing permeable drainage.
- 10.3 Access to the principal entrance will be clearly defined, which fronts the Southeast elevation. There will be a ramp not exceeding 1:20 gradient leading up the entrance which will extend onto a flat transition. The ramp will utilise a non-slip hard surface which will be permeable.
- 10.4 The principal entrance and openings leading onto the external terrace will provide level thresholds for unobstructed access in all locations as detailed on the planning drawings.

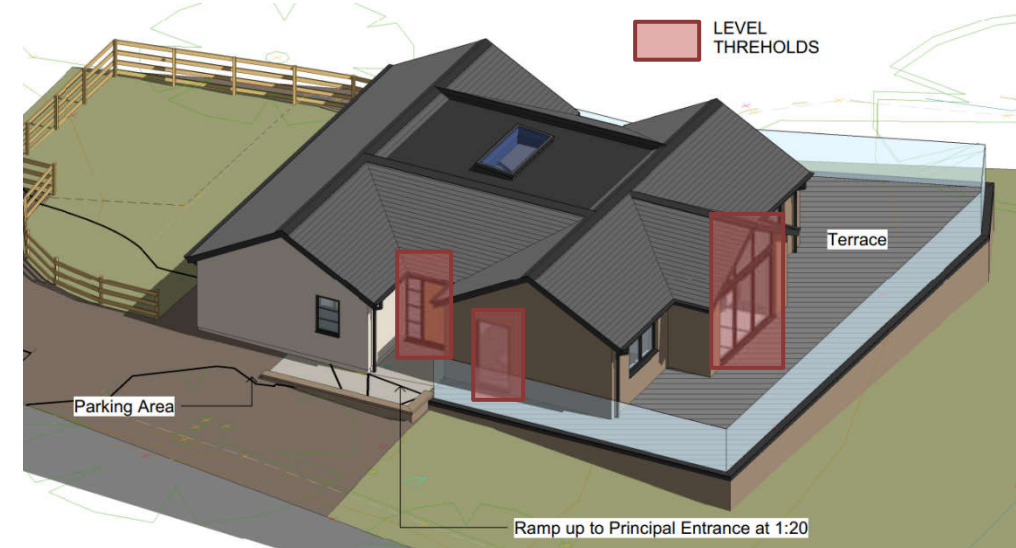
Floorplan Massing
Strategy



Planning Approved Drawing 204/02/05 For New Access Works



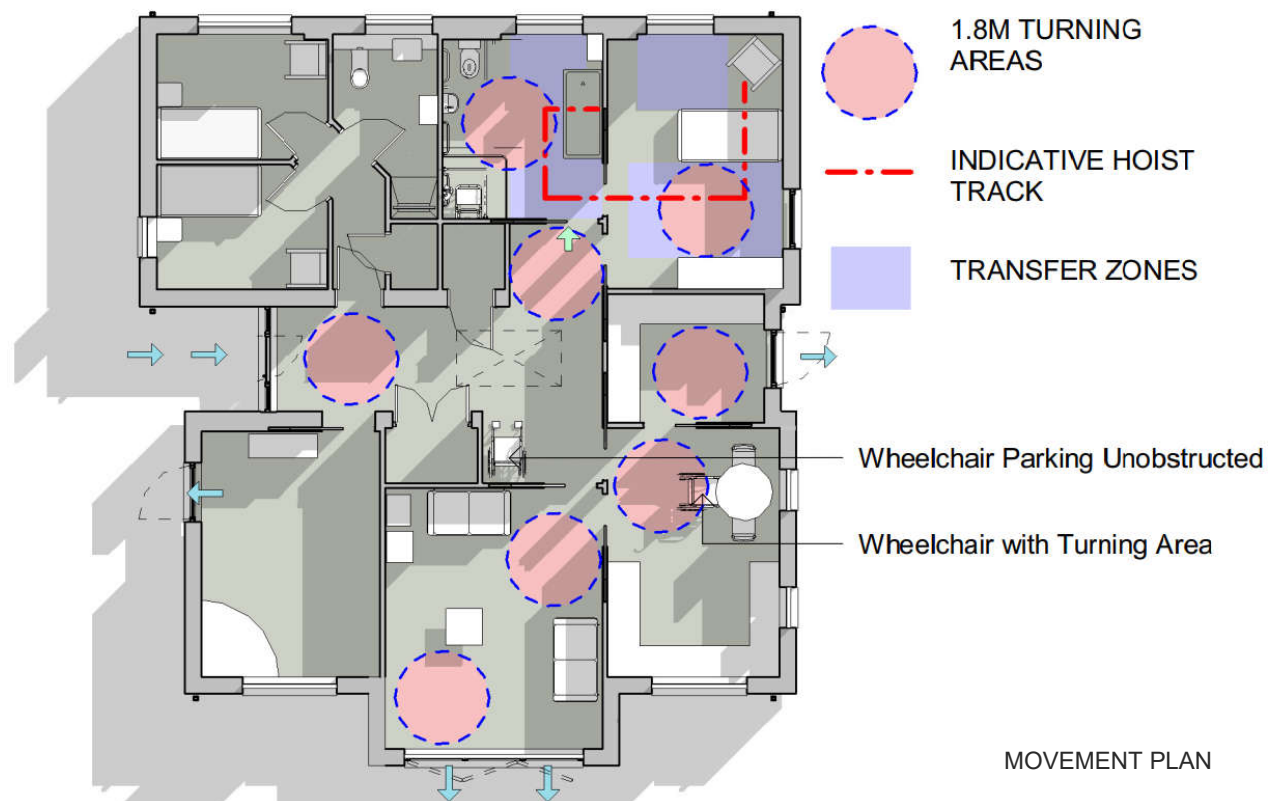
Location Plan



External Access Strategy

11.0 MOVEMENT AND ADAPTABILITY

- 11.1 The proposed layout places a strict emphasis on manoeuvrability to promote ease of access throughout the building. 1.8m turning circles have been clearly defined in critical locations where wheelchair manoeuvring is required. This has been fully coordinated with the care team, which has resulted in the final design. To maximise space and avoid obstructions, sliding pocket doors have been favoured over traditional swing doors. All internal doors will provide increased apertures in excess of 900mm.
- 11.2 The principal bathroom is sufficiently sized to exceed DDA requirements and positioned to allow for assisted transfers. In addition, the bathroom is also accessed off the principal bedroom to make provisions for ceiling hoists to be installed between the two areas. The ceiling hoists will be reinforced at ceiling level and the design of the roof will support the applied loads. The bedroom will provide space for wheelchair manoeuvring on one side of the bed and both sides will provide suitable access for carer support.
- 11.3 The fixtures and fittings within the kitchen area will be partially height adjustable for adaptability, which will be evaluated at the technical design stage. The dining area will provide adequate space for wheelchair approach and parking, whilst maintaining generous space for circulation.
- 11.4 All internal walls will be non-load bearing and include continuous structural pattresses, to support fixtures and fittings and make provisions for any future adaptations. All electrical sockets shall not exceed 450mm in height and all switches shall not exceed 1000mm.



12.0 LANDSCAPE ASSESSMENT

- 12.1 As stated previously, the site is flanked by dense intervening landscaping along the North and South boundaries, which predominantly conceal the building from view.
- 12.2 There is an existing manicured lawn area to the East which will be retained.
- 12.3 A continuous post and rail fence will be installed to along the front of the building (West elevation) to establish the residential curtilage demarcation. The land to the West will remain as an open scrubland.

13.0 COMMUNITY SAFETY

- 13.1 The application will bring back a disused building close to the rear of Bronwylfa Hall, which may attract unwanted attention from trespassers and vandals. The existing access is also not currently monitored.
- 13.2 The proposed conversion of the building will improve the community safety of the area by bringing occupation and security to the site. The building will utilise CCTV and intermittent PIR lighting and consider the initiative for Secure by Design (SBD).

14.0 CONCLUSION

- 14.1 The Design Statement has outlined the merits of this scheme, which aims to improve to quality of the site and provide a resourceful use for the existing building. The proposal has evolved to take account of a range of design considerations.
- 14.2 Core elements of the proposed design are addressed. The scheme is demonstrated to be in keeping with character of the site and other relevant material considerations with regard to current planning policy.
- 14.3 The Design Statement, in conjunction with the drawings accompanying the application, demonstrate that the proposal will provide a valuable contribution to the site / residents and it's intended use and should therefore be granted planning permission.