

M01192 MODIFICATIONS TO EXISTING PLANNING APPLICATION: RE-INTRODUCTION OF KITCHEN WALLED GARDEN AND ASSOCIATED BUILDINGS, WYNNSTAY HALL, RUABON, CLWYD

DESIGN AND ACCESS STATEMENT

Prepared on Behalf of

Loxley Homes

July 2015

PLEASE NOTE: drawings, plans and images used in this document are for illustration purposed only, please refer to the main drawings accompanying this application for up to date and to scale information.

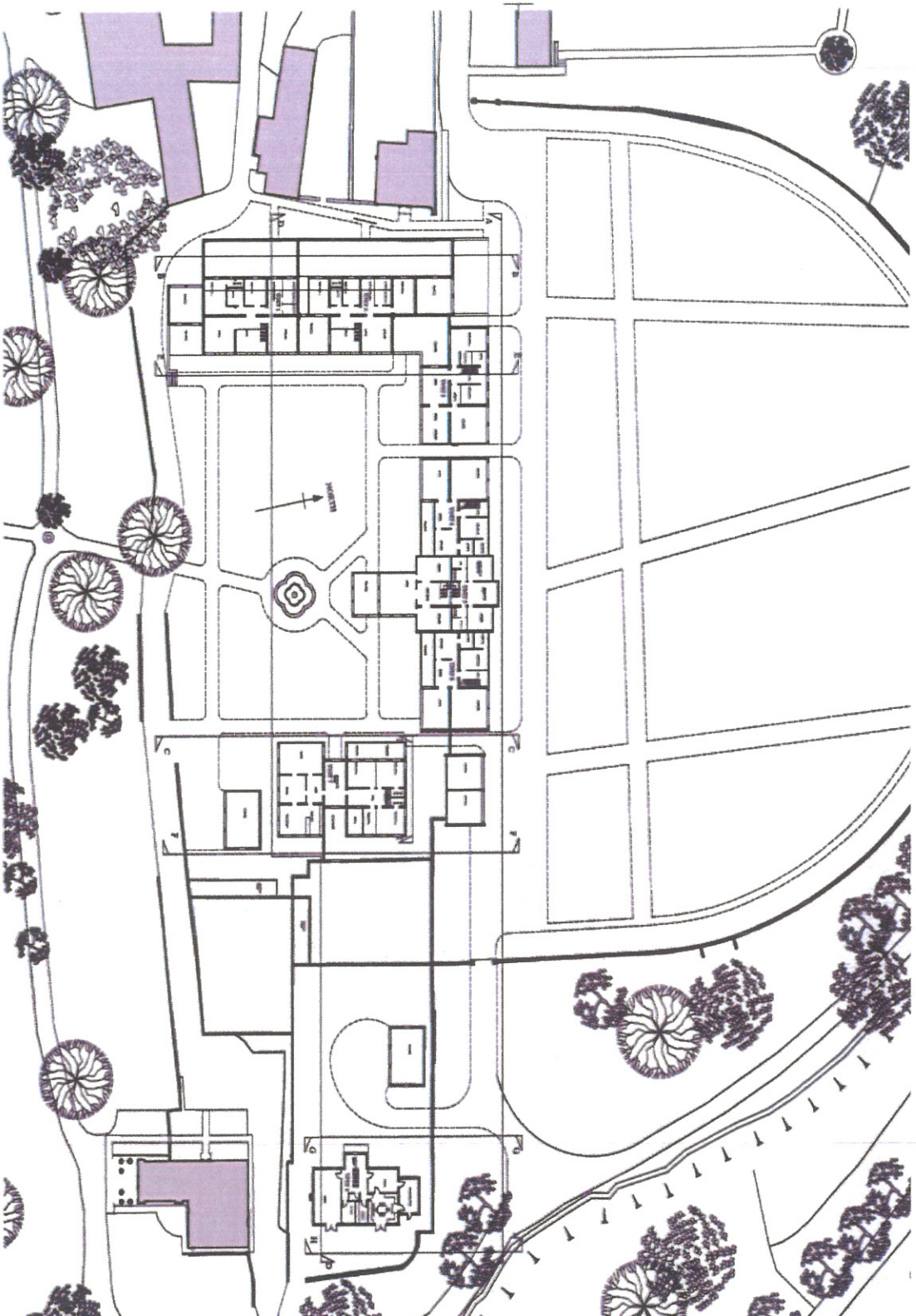
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Rev D	29.07.15

In 2004 Outline Planning consent (ref RUA P/2000/0813) was achieved for 8 number residential units set within the grade 1 listed landscape of Wynnstay Hall. The scheme involved the careful restoration of the heated wall and the clearance of a number of dilapidated former College buildings.

Following Outline Consent, in 2006 a Reserved Matters Application was Approved (ref RUA P/2005/0432).

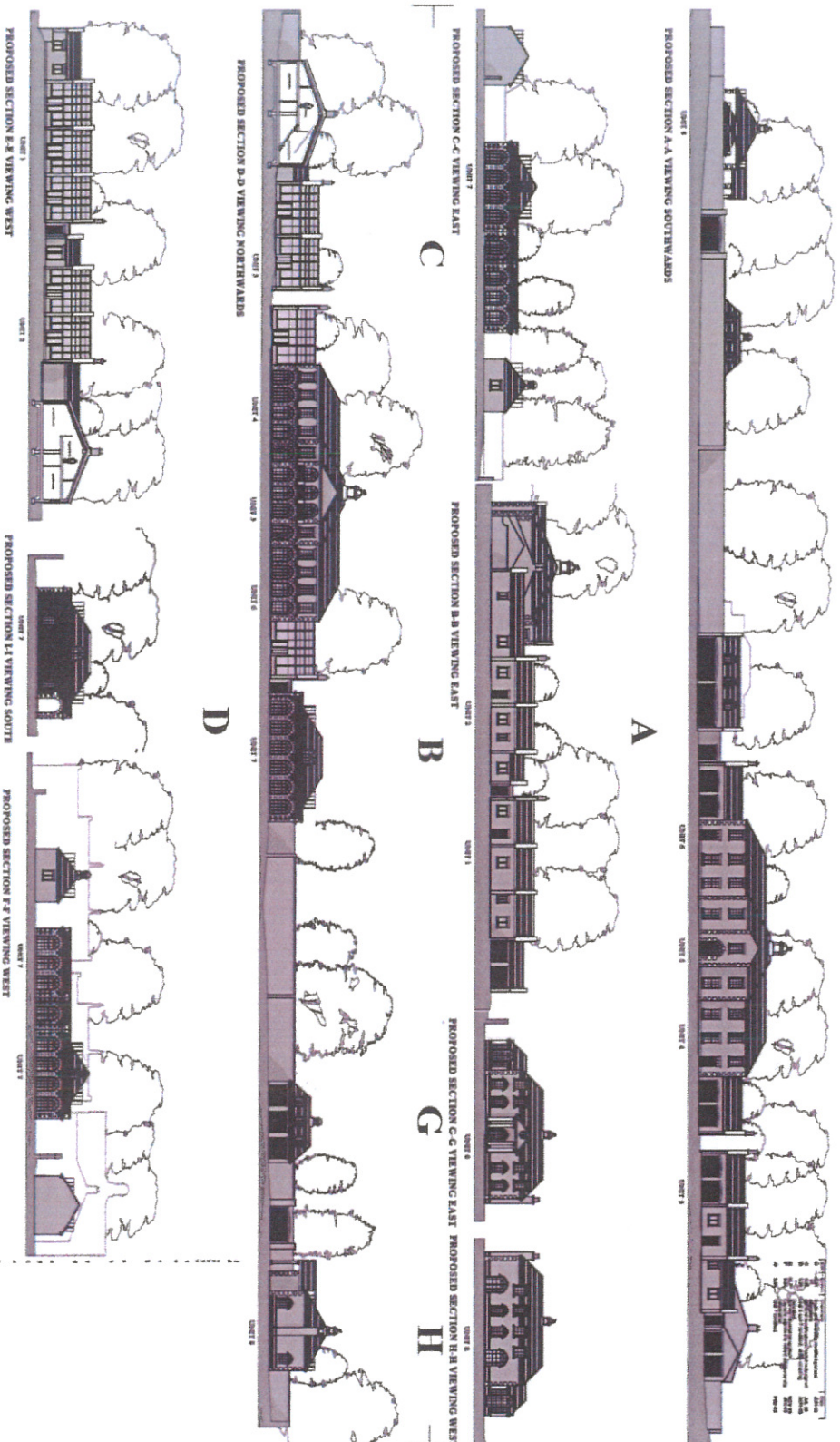
In 2007 the developer client, Loxley Homes successfully built one of the units (unit 8) and restored the curved brick formally heated wall all in accordance with the Reserved Matters Consent. In addition, they cleared the site of the number of dilapidated former College buildings, large sports hall and swimming pool.

However due to a number of contributing economic factors, notably the recession and its effect on the housing market, it became clear that the scheme in its current form would be less viable than originally anticipated.



Existing approved site plan

Unit 8 (as built)



Existing approved elevations

In 2014 Hulme Upright were approached by our client Loxley Homes to appraise the previous scheme to improve the viability and enhance the high level of design quality, scale and character in Gardens of historical significance.

Our approach is to ensure that the amended scheme should appear similar in layout terms to the approved scheme while at the same time incorporate amendments primarily to the size, scale, and fenestration. At the same time reduce the previous scheme weakness in terms of treatment of car parking and household paraphernalia. The new scheme also links the walled garden and pleasure garden providing significant amenity improvement.

Move residential units 1 & 2 further away from the existing properties to improve the visual setting.

Introduction of walled private gardens to units 3, 4, 5 and 6 - creating more desirable residential accommodation while also reducing the visual impact from domestic items such as domestic refuse bins, kids play equipment, garden furniture etc from having a negative impact on the surrounding grade 2 listed buildings and grade 1 listed landscape.

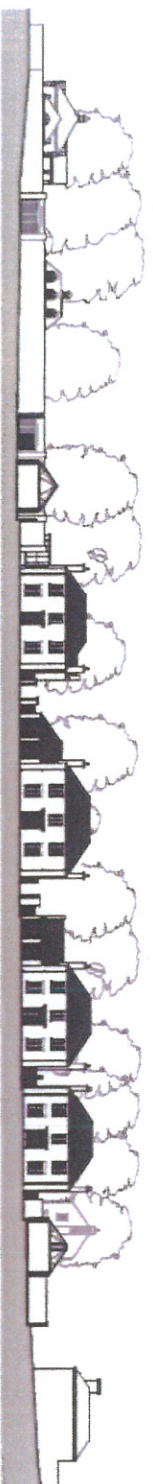
Furthermore the high quality brick walls will incorporate railings & coping to match other areas within the site & will importantly screen private cars which would otherwise diminish the character of the walled garden setting.

Reduction in Fenestration & Scale of all units

This will reduce the scale of the built development, and remove unnecessary fenestration improving the character of the scheme. It will ensure that the development is not dominant in the setting of the listed garden. Instead it will act as a framework for the garden and set up attractive vistas from which the approach to the garden can be viewed. An introduction of a new footpath through the scheme from the walled garden on the north to the pleasure garden on the south side of the scheme will for the first time allow a link between the two gardens past garden features which are similarly located in the pleasure garden presently.



Proposed revised site plan



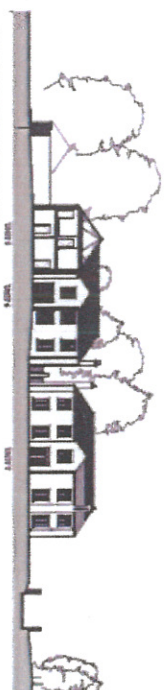
A



F



B



C



D



E

Proposed revised elevations

Reduction in the extent of glazed elements from original scheme – The dwellings are now designed in a more simplified, rural manner.

Much of the ornamentation of the original scheme has been stripped out, with the composition of the dwellings been made up from good proportioning, reflecting details and elements of existing buildings on the Wymnstay Estate.

Consultation with the local authority

The scheme was discussed with the local authority at key design stages. A site meeting took place with the Planning and Conservation officers of Wrexham BC. From that meeting the Architects prepared design ideas which were commented on by the Local Authority before being developed further. This dialogue was continued until the design reached a stage everyone was happy with and thought to be appropriate to the grade 1 listed landscape setting.

Summary

It is our view that the revised scheme successfully maintains the feel of the previous approved scheme by adopting a similar development layout used in conjunction with the use of identical materials. After negotiation with the Local Planning Authority improvements to house design which echo's other parts of Wymnstay Hall have been included. Solutions to car parking and domestic curtilage issues have been resolved and link between garden footpaths incorporated.



General Site

It is intended that the proposed development incorporates full provision for people to gain access to and use the building and its facilities. The scheme aims to allow complete access to all disabled building users while still preserving the delicate grade 2 listed historical landscape, however due to the sensitive nature of the site full disabled access may not be possible.

Approach and Car Parking

The site is accessed via the A539 between Ruabon and Overton. All dwellings incorporate an individual driveway and garage together with level access to the front door of the dwelling.

External Ramps and Steps

All proposed dwellings are accessible without the need for ramps and steps.

Entrances

All proposed dwellings will be constructed with level thresholds.

Vertical Circulation

All dwellings will be designed to incorporate stairs that could accommodate wheelchair lifts if required, and knock out panels will be provided for lifting platforms. These will be defined during the detail design stages.

Horizontal Circulation

All dwellings will be designed to incorporate the requirements of the Approved Documents Part M.

WC provision

All dwellings will be designed to accommodate a semi ambulant wc and/or bathroom on the ground floor.