



**Design and Access Statement
Stone Cleaning
Wynnstay Hall
Wrexham**

Reference CS/PAT/BJL/04371

May 2010

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Doc Ref:	Status	Revision Ref	Date of Issue	Issued To	Prepared By	Checked By
Final	Final	A	May 2010	WCBC	BJL	HE

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1. Introduction

- 1.1 This Design and Access statement / Justification accompanies a Listed Building Consent application which seeks permission for masonry cleaning at Wynnstay Hall. This statement meets the necessary requirements of The Planning (Listed Buildings and Conservation Areas) Amendment (Wales) Regulations 2009 and has been prepared in accordance with Technical Advice Note 12: Design.
- 1.2 The Planning (Listed Buildings and Conservation Areas) Amendment (Wales) Regulations 2009 introduced an amendment to the Planning (Listed Buildings and Conservation Areas) Regulations 1990 requiring the submission of a Design and Access, the amendment was worded as follows.

2.—(1) The Planning (Listed Buildings and Conservation Areas) Regulations 1990(1) are amended as follows.

(2) For regulation 3B (Access Statements: Wales) substitute—

"Design and access statements: Wales

3B.—(1) Any application to a local planning authority for listed building consent must be accompanied by a statement ("a design and access statement") explaining—

(a) the design principles and concepts that have been applied to the works; and

(b) subject to paragraph (4), how issues relating to access to the building have been dealt with.

(2) A design and access statement must, in relation to design—

(a) explain the design principles and concepts that have been applied to the following aspects of the works—

(i) appearance;

(ii) environmental sustainability;

(iii) layout; and

(iv) scale; and

(b) explain how the principles and concepts referred to in sub-paragraph (a) take account of—

1. Introduction

*(i) the special architectural or historic importance of the building;
(ii) the particular physical features of the building that justify its designation as a listed building; and
(iii) the building's setting.*

(3) Subject to paragraph (4), a design and access statement must, in relation to access, explain—

*(a) the policy or approach adopted as to access, including—
(i) what alternative means of access have been considered; and
(ii) how policies relating to access in the development plan⁽²⁾ have been taken into account;*

- 1.3 This Design and Access Statement seeks to address all of the points raised above

2. Site Description

- 2.1 Wynnstay Hall is a Grade II* listed building situated approximately 5 miles to the south west of Wrexham at Ruabon. The property is a large Victorian mansion built of stone in the French Renaissance Chateau style and is surrounded by open countryside. It stands on a plateau to the north of the Dee Valley south east of Ruabon.
- 2.2 Access to the site can be gained via a private access road to the south of the A539 which is to the East of Ruabon, and via a private access road to the east on the A483 which links Ruabon and Welshpool. The nearby A483 links to the national motorway network north and south via the A55 expressway and A5 respectively.
- 2.3 Wynnstay Hall was enlarged and remodelled in 1736-38 and carious alterations have been subsequently made, although a fire destroyed much of the original hall in 1858. The building was converted into a school in the mid 20th Century and recently the estate has been developed into a number of individual houses and apartments.

3. Design

3.1 The below sub headings below are directly taken from the requirements set out for design in The Planning (Listed Buildings and Conservation Area) (Amendment) (Wales) Regulations 2009

(i) Appearance

The impact on the appearance of Wynnstay Hall will be minimal in as much as the intrinsic appearance will remain unaltered; however, the stone work will appear cleaner and thus lighter. Although, it should be noted that the change will be one of returning the stone back to its natural colour/shade, it should also be noted that the stone work fringing the application site has also be cleaned recently.

(ii) Environmental Sustainability

It is proposed to utilise a DOFF and JOS system of cleaning the stone, both of which use inert natural materials and as such will not have any environmental / sustainable impact.

(iii) Layout

Unaffected by the proposal

(iv) Scale

Unaffected y the proposal

With regard to the justification of the proposal in relation to the special architectural or historic importance of the building the proposal only seeks to restore the appearance of the building back to its original state in a manor which has no impact on the integrity of the stone work. Thus achieving the desired aim of cleaning the stone work without comprises its integrity. The proposal will not have an impact on the setting of the listed building.



4. Access

4.1 The proposal does not have any access implications.

5. Conclusion

- 5.1 In conclusion the proposal to clean the stone work at Wynnstay Hall would whilst achieving the desired aim of returning the colour/shade of the stone work back to its original colour, would not have a detrimental impact on the architectural nor historical merit of the building, and would not impact upon the setting of the building.

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