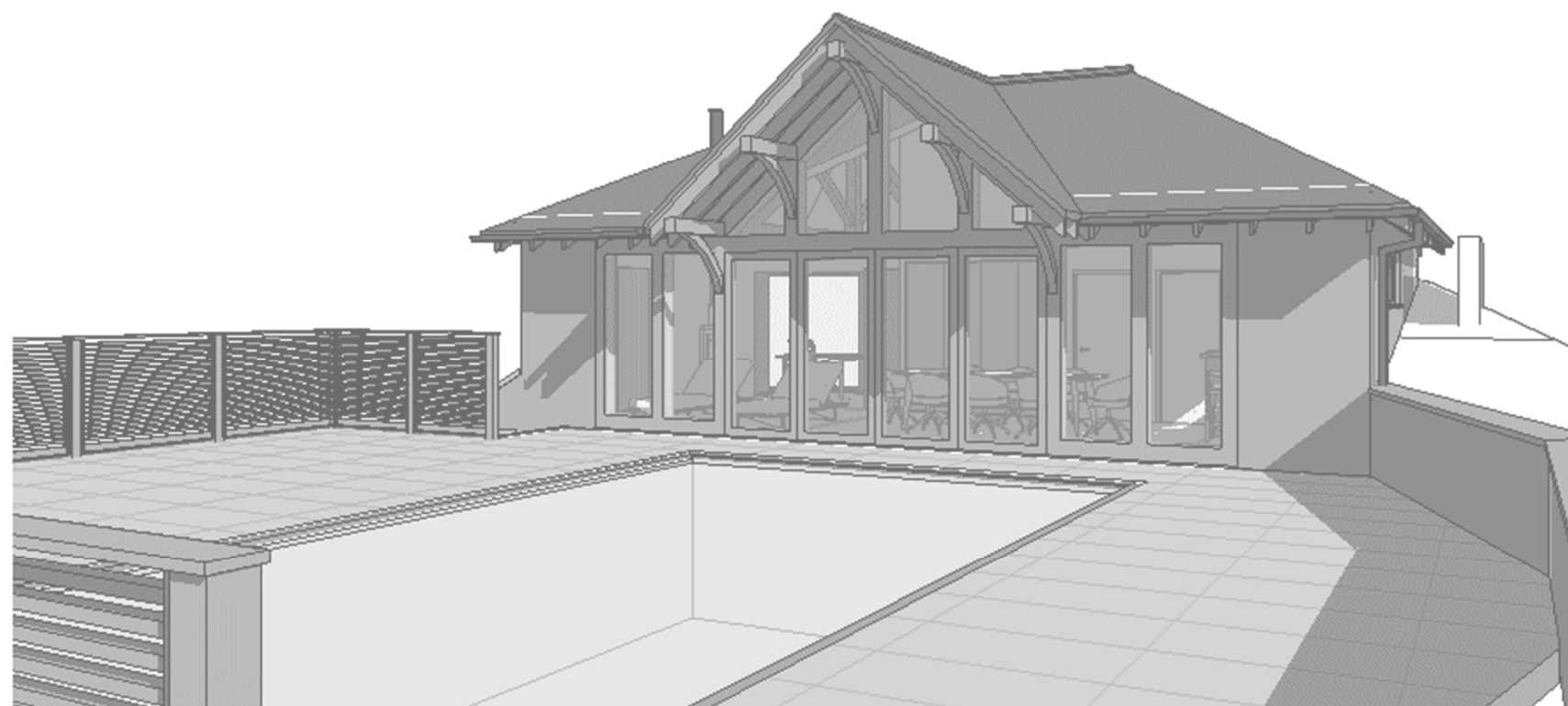


SUPPORTING DESIGN STATEMENT
FOR
REPLACEMENT POOL HOUSE AT BRONWYLFA HALL, BRONWYLFA, WREXHAM

Ref : T_21_2443-DS Rev A



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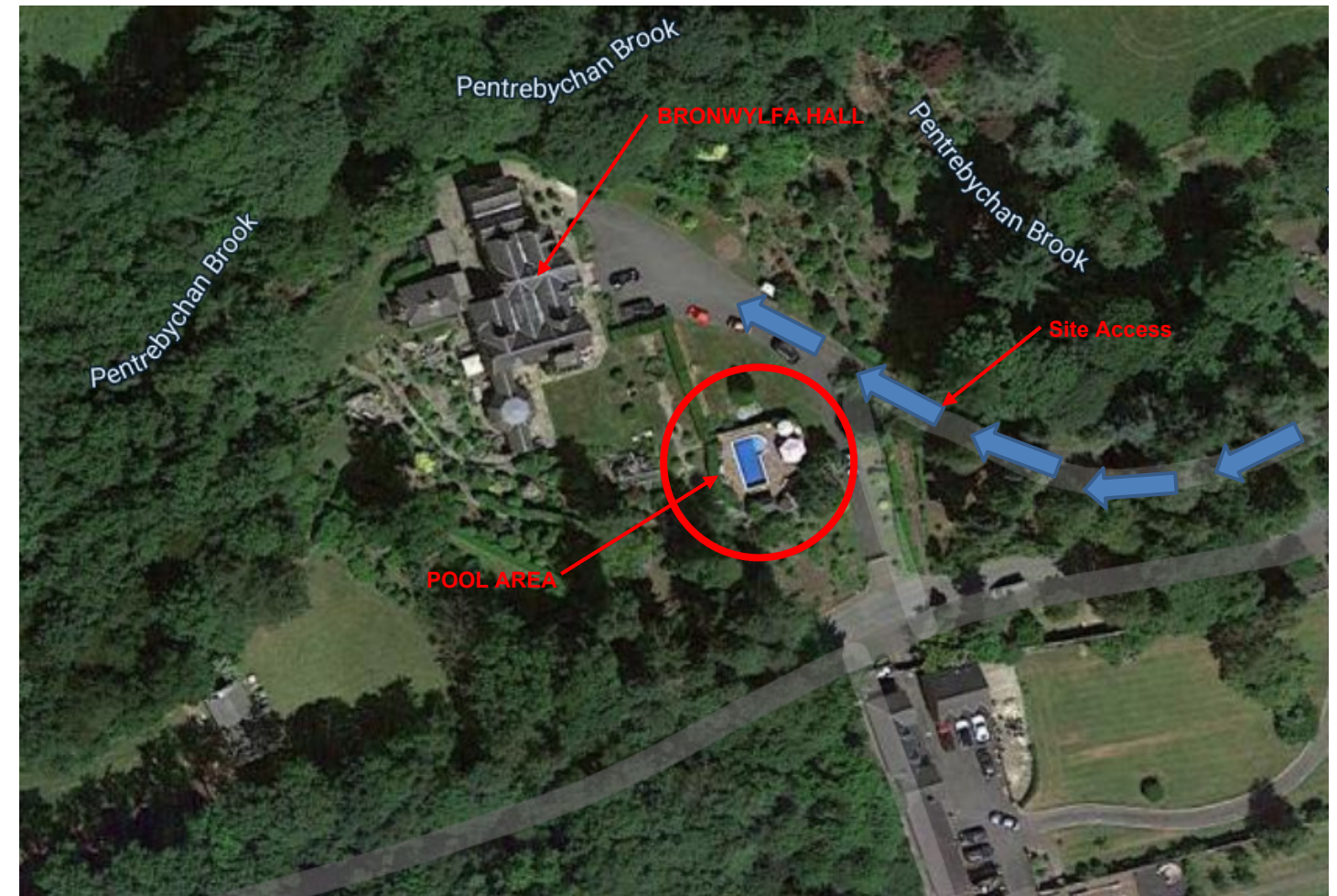
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1.0 BACKGROUND

- 1.1 The Design Statement provides the background and rationale behind the proposed replacement pool house within the curtilage of Bronwyfla 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 a sustainable approach has been adopted.

2.0 CONTEXT

- 2.1 Bronwyfla 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 Bronwyfla 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 ancillary building on an elevated plateau to the West and a Pool Area with a single storey Pool House alongside the principal access up to Bronwyfla Hall.



Pool Area within Curtilage of Bronwyfla Hall



Image of Bronwyfla Hall from Pool Area



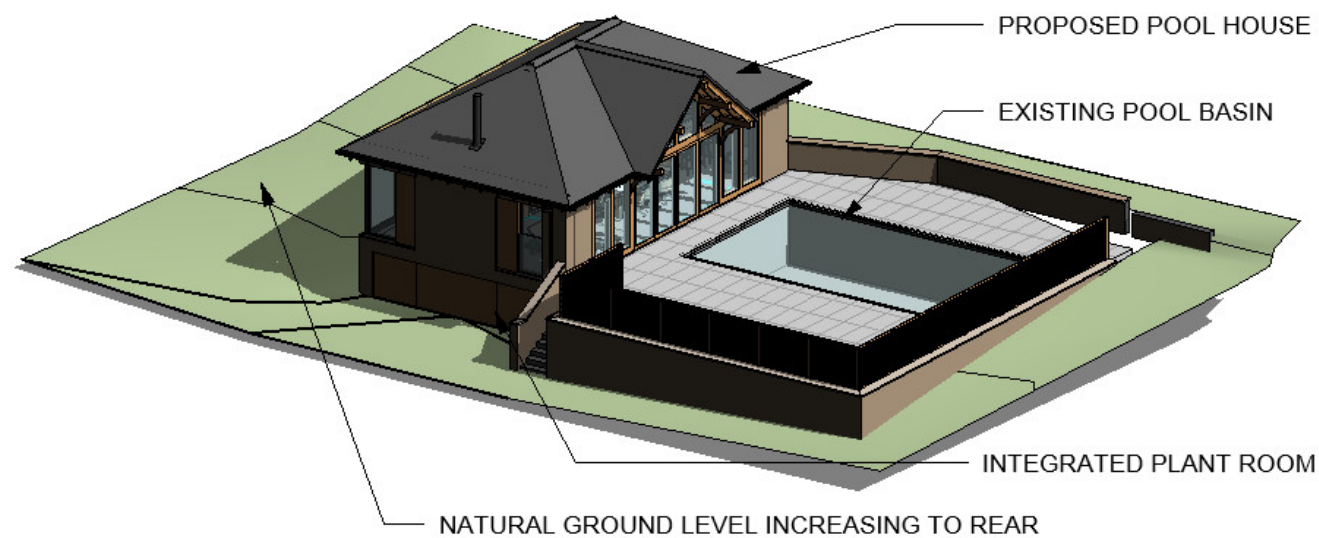
Image of Pool Basin



Image of Previous Pool Structures

3.0 PROPOSAL AND JUSTIFICATION

- 3.1 The former Pool House and Plant Room consisted of two single storey structures which were subject to ongoing deterioration accelerated by structural damage to the existing foundations. Following a condition survey these were deemed unsafe structures and have been recently subject to demolition to ensure the area is made safe for the staff and residents on site.
- 3.2 The existing Pool House was a brick-built structure with a hipped roof and the Pool Plant Room was a gothic style stone structure with a pitched roof and gable ends. Both Structures were constructed at different levels relative to the sloping topography of the site. The buildings were also partially submerged into the hillside.
- 3.3 Due to sustained deterioration of the buildings the pool area has become underutilised, though it remains in working order.
- 3.4 The proposal is to fully replace the existing structures with a new Pool House and integrated plant room, which will be located over the footprint of the former buildings fronting the existing pool area. The proposed building will be predominantly single storey at pool level and elevate to 1.5 Storeys alongside the bottom of the embankment due to the natural change in ground level.
- 3.5 As well as general leisure use the existing pool is also relied upon for Hydrotherapy sessions for the residents disabled daughter who receives permanent full-time care and occupational therapy for complex disabilities. In recent times the deterioration of the existing Pool House has resulted in these sessions becoming more sporadic and impractical due to the loss of the poolside facilities, which are integral to the pool area.



3D Annotation of Proposed Pool House



Image 1- Front of Plant Room



Image 2- Front and Side of Pool House



Image 2- Rear of Pool House



Image 4- Rear of Pool House and Plan Room

4.0 CHARACTER AND DESIGN

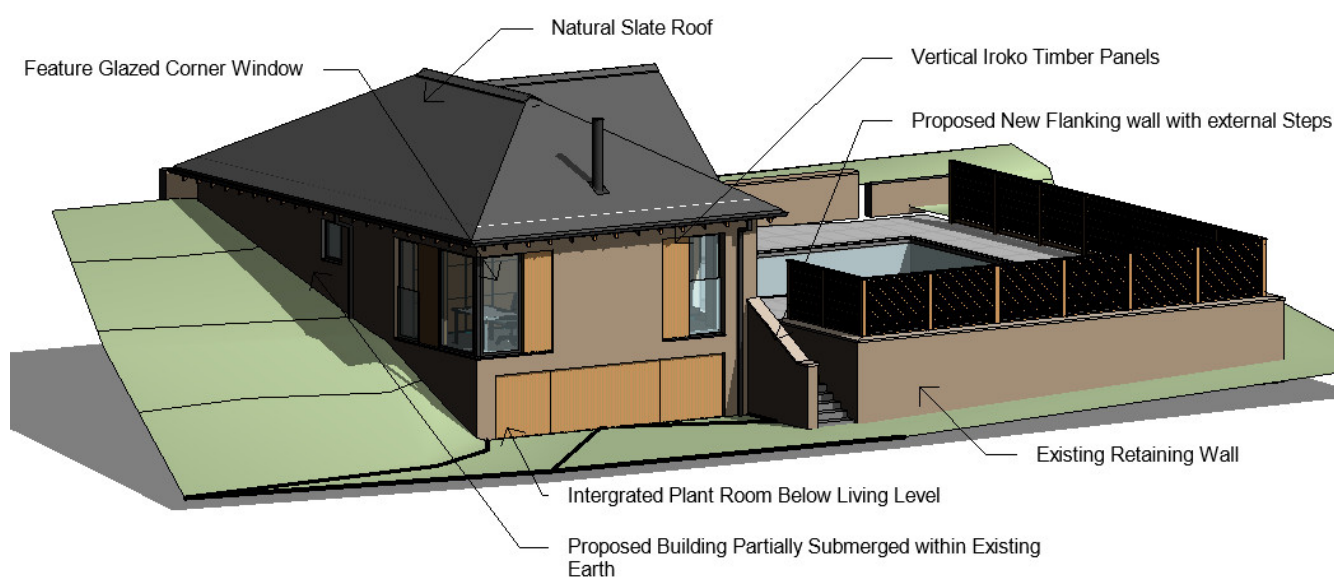
- 4.1 The proposed Pool House will emulate the general form of the previous Pool structure e.g. single storey with hipped roof, albeit it will offer an enlarged area to house the extended facilities which shall include a Lounge / Kitchen and Dining Area together with wheelchair accessible changing facilities and disabled wet room. The spatial layout has been designed to provide an open plan relaxed ambient space which will offer generous circulation for unrestricted wheelchair manoeuvring. The building has also been designed to provide stepped free access from the pool area into the main Living Space. The gross external footprint will measure 11x7m.
- 4.2 As stated above the proposed building will elevate to 1.5 storeys towards the bottom of the embankment due to the natural drop in external ground levels. In addition, the void below the Living Level will be utilised to house the Pool Plant and keep the overall gross footprint to a minimum.
- 4.3 The scale and massing of the proposed building will be predominately single storey partially submerged within the ground which will mimic the existing arrangement, therefore there will be no visual impact. Furthermore, the Pool House is sited on the South-East end of the site which is naturally lower than the existing dwelling, Bronwylfa Hall.
- 4.4 The proposed building will be constructed with natural stone and include a feature glazed oak frame fronting the pool area. There will also be vertical Iroko timber panels alongside some existing windows units to provide some visual interest. The window and door units will be aluminium and include unobstructed sightlines.
- 4.5 The roof will be lined with natural slate and woodcore lead rolls to the hipped ends / ridge to replicate the features of the Main Hall. Roof ancillaries will include cast aluminium rainwater goods and down pipes.
- 4.6 In summary the building will be constructed with quality materials which will complement the site and relationship with the Main Hall. The building will provide some additional architectural features which offer subtle individuality into the design.



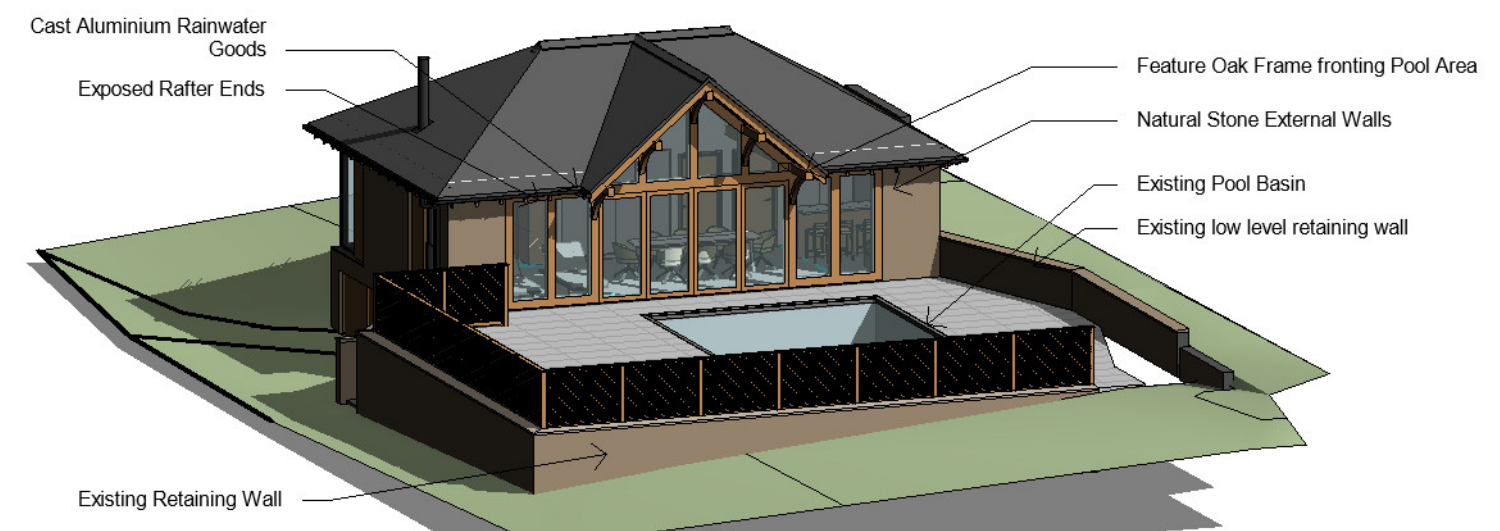
Floor Plan Circulation



Primary Material Pallet



Perspective 1



Perspective 2

5.0 ENVIROMENTAL SUSTAINIBILITY

- 5.1 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.
- 5.2 The proposed building 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.
- 5.3 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.
 - Will use sustainable construction methods and materials where possible
 - The building will be made up of robust materials to provide strong climate resistance.
 - Professional trades will be employed 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.
 - Secondary Heating will be via a solid fuel appliance such as a Log Burner
 - Rainwater harvesting collection tank will be installed to facilitate all surface water from the roof of the building.
 - Maximise natural daylight in key areas of the building to reduce energy consumption.
 - The design is proportionate in size for its intended use. The environmental impact is therefore reduced.
 - The technical design will be supported by a fabric efficiency compliance report undertaken by a Certified STROMA assessor.

6.0 LANDSCAPE ASSESSMENT

- 6.1 The proposed building will be sited over the footprint of the existing structure therefore will be no loss of species of arboricultural value.
- 6.2 In addition, the proposed building will be partially submerged within the existing earth due to the natural change in ground levels extending East to West, which will mitigate any visual impact to the existing curtilage and Landscaped areas.

7.0 ACCESS

- 7.1 Pedestrian and Vehicle Access into the site is from the Southern boundary and sweeps into the East of the curtilage extending up to the main dwelling. The proposed Pool House is located away from the main access track therefore the existing arrangement will be unaffected.

8.0 CONCLUSION

- 8.1 The Design Statement has outlined the merits of this scheme, which aims to improve to quality of the site and facilities. The proposal has evolved to take account of a range of design considerations.
- 8.2 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.
- 8.3 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 intended use and should therefore be granted planning permission.