

BRADBURY HOUSE, WREXHAM

DYNAMIC CENTRE FOR CHILDREN & YOUNG PEOPLE WITH DISABILITIES

INTERNAL ALTERATIONS TO IMPROVE ACCESSIBILITY FOR CHANGING FACILITIES

DESIGN AND ACCESS & HERITAGE STATEMENTS

3rd February 2020

CONTENTS

DESIGN ACCESS STATEMENT

1 Introduction

2 Site

3 Consultation

4 Access

HERITAGE STATEMENT

1 Introduction

2 Listing Information

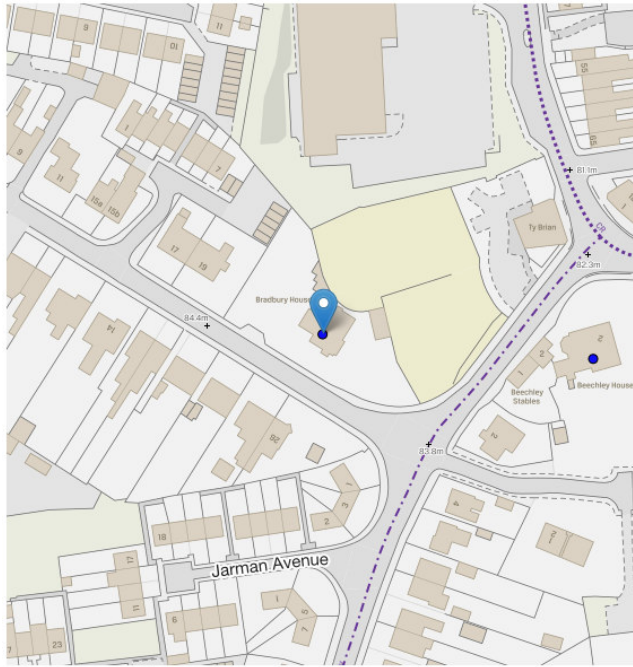
3 Proposed Construction and Impact

3 Summary

1. Introduction

This Design and Access Statement accompanies an application for listed building consent for internal alterations at the Grade II listed Bradbury House, previously known as Oteley House, Wrexham. The proposed alterations comprise of a new changing facility for people with disabilities. This is proposed to achieve 'changing places' recommendations.

2. Site



Listed Building : Oteley House
Reference Number : 1812
Unitary Authority : Wrexham
Community : Offa

Prominently sited on high ground at the junction of Salisbury Road and Salop Road, and situated in its own grounds.

The building was formally a private residence and changed later to be used as a convent. The building is now used as a centre to support young people with disabilities.

House now used as convent. Dated 1867. Coursed and squared stone with slate roof. 2 storeys with attic. Gothic style

The building retains original plan and many original features including encaustic tiled top-lit entrance and stair hall, and the stairs with gothic trefoiled balusters and pendant newels.

Listed as a well-preserved example of a Victorian villa in the gothic style.

3. Consultation

Proposals for the internal alterations were discussed on site on 22/01/2020 with Anna Irwin, the conservation officer at Wrexham Council. The proposal was discussed with Anna prior to application.

4. Access

Access as existing

HERITAGE STATEMENT

1. Introduction

Bradbury House previously named, Oteley House is a Grade II Listed Building located in Wrexham. Prominently sited on high ground at the junction of Salisbury Road and Salop Road, and situated in its own grounds. Listed as a well-preserved example of a Victorian villa in the gothic style.

The proposed alterations are internal and do not affect the original plan and original features of the listed building.

The proposed internal alterations are to an existing WC and storeroom. The existing storeroom is proposed to be altered into a new accessible changing facility to improve accessibility for people with disabilities. The existing WC is proposed to be altered into a new storeroom.

2. Listing Information

CADW Reference Number: 1812

Grade: II

Location: Wrexham

Prominently sited on high ground at the junction of Salisbury Road and Salop Road, and situated in its own grounds.

Broad Class: Domestic

History: House, now used as convent. Dated 1867

Exterior: Coursed and squared stone with slate roof. 2 storeys with attic. Gothic style. Asymmetrical composition to regular plan with central entrance and stair hall. Entrance front has wide gable to the right, with 4-centred arched doorway and trefoiled oriel window above. Squared bay window with mullioned and transomed lights and embattled parapet with monogramme and date in low relief to its right, with 3-light ogee mullioned window above, and 2-light Decorated window in gable apex. Projecting gabled stack to right hand return, flanked by single trefoiled lights on each floor. 2-window range beyond with trefoiled window to principal rear room, plain window in service range beyond. Single window gabled range recessed to left of this gable, with 3-light ogee mullioned window to ground floor with relieving arch over, 2-light Decorated window with coped dormer gable above. Both these gables are coped, with flat stepped parapet to apex of left hand gable. Garden front to west has squared bay window with embattled parapet and trefoiled mullioned lights, and stilted arched hood mould over 3-light upper window. Rougher rubble service wing beyond.

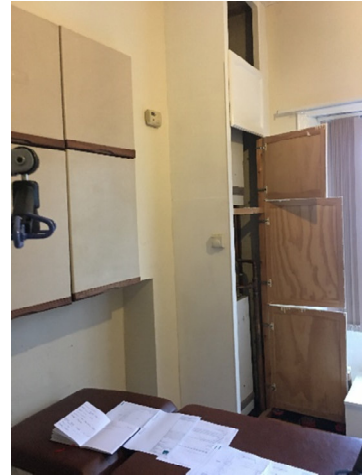
Interior: The building retains original plan and many original features including encaustic tiled top-lit entrance and stair hall, and the stairs with gothic trefoiled balusters and pendant newels.

Reasons for designation: Listed as a well-preserved example of a Victorian villa in the gothic style.

3. Proposed Construction and Impact

The proposed alterations are internal and do not affect the original plan and original features of the listed building.

The proposed internal alterations are to an existing WC and storeroom, neither of which retain original features of significance. The existing storeroom is proposed to be altered into a new accessible changing facility to improve accessibility for people with disabilities. The existing WC is proposed to be altered into a new storeroom.



Photos of existing storeroom

The internal walls of the existing storeroom are to be drylined comprising of hygienic lining on marine plywood, on vertical timber battens fixed back to the existing walls. IPS panels are to be installed behind sanitary items for fixing and accessibility for future maintenance. A new suspended moisture resistant ceiling will be installed to preserve the existing ceiling and structure from moisture from the changing room. The floor is to be refloored using a slip resistant vinyl with coved skirtings to improve the safety for the people and staff using the facility. Internal privacy glazing and blinds over existing clear glazed window are to be installed to improve privacy in changing room. Existing doors are to be re-decorated and privacy improved where appropriate with film to glazing.



Photos of existing wc

The existing sanitary items are to be removed from the wc room and internal finishes are to be made good.

4. Summary

The main objective is to enhance the changing facility for the people with disabilities. The enhancement also improves the accessibility and safety for the people and staff within the building.

The project will make better use of the existing spaces and help the centre to provide an enhanced and safer service for the people in need.