



Design & Access Statement

For the proposed extension to The
West Arms, Llanarmon DC,
Llangollen. LL20 7LD

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Front/street view of the West Arms

PROPOSAL: DEMOLITION OF EXISTING FUNCTION ROOM, AND CONSERVATORY, AND REPLACEMENT WITH NEW FUNCTION ROOMS AND HOTEL ACCOMMODATION AT FIRST FLOOR.

23 July 2017

PROPOSAL:

Planning application, and application for Listed building consent for replacement function rooms and accommodation

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1.0 INTRODUCTION

The purpose of this of this design and access statement is to provide supporting information for the planning application, and application for Listed Building Consent ,and to explain the architectural proposals for the construction of a new replacement function suit and associated accommodation, For The West Arms Public House at Llanarmon DC, Llangollen LL20 7LD. This report can be read in conjunction with the following drawings and documentation:

EX 01 – Existing Elevations

EX 02 – Existing Floor Plans

EX 03 – Location Plan

P01 – Proposed Elevations

P02 -- Proposed Ground Floor Plan

P03 -- Proposed First Floor Plan

P04 – Proposed Site Plan

Design Team:

Architects:

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Client Details: Mr and Mrs G Leigh-Ford.

Planning Policy, Planning Policy Wales and Technical Advice Notes.

This report has been collated in accordance with the technical advice notes (TAN) and will read in conjunction with planning policy Wales (PPW). A review of the Wrexham UDP has been undertaken and specific consideration has been given to the following Local Planning Guidance:

EC9 - Listed Buildings of special architectural or historic interest

GDP1 - Development objectives

PS2 - Development and the environment

T8 - Parking

Llanarmon DC Conservation Area Assessment and Management Plan

2.0 LOCATION

The West Arms is located in the centre of the village on the B4500, often called locally as the Llanrhaeadr road, five miles (8 km) south-west of Glyn Ceiriog ten miles (16 km) north-west of Oswestry. The grounds of the West Arms run down to the River Ceiriog, and is located at the following map references:

SJ159328, and 52.886 N and 3.249°W, and E 315700 N 332850

The West Arms is a 16th Century Inn. It was originally a farm owned by the Watkins Williams Wynne Family of Llangedwyn Hall. It later became a Drovers' Inn and offers the same warmth and hospitality today as it did back in 1570, when it was built.

Centuries ago, cattle drivers coming down from the Welsh hills by way of three tracks (now passable roads) that converged at The West Arms, were wanting to shelter, rest and refresh their cattle at the Inn en route to Chirk, Oswestry and London markets.

The West Arms is named after Mr Cornwallis West – who was a local land owner. Formerly, the hotel was called The Eagles as shown in the Coat of Arms belonging to another well-known local family, the William Wynnes. When sold to Mr Cornwallis West, the hotel was renamed The West Arms.

3.0 PROJECT DESCRIPTION

The West Arms currently has a licence to undertake Civil Weddings and Ceremonies. It also has a very good reputation for fine dining, and has an award winning chef. Currently the West Arms has a single storey function room which does not aspire to the expectations of Guests and wedding parties. Currently the west arms offer wedding packages, which in the main, are organised and housed in marques erected on the lawns to the rear of the venue. The West Arms, because of its location and reputation needs to expand and develop its potential. The West Arms has immense visual appeal and is hugely attractive to the public in its picture post card setting. Because of this it has already established itself as a venue for weddings and receptions, as well as parties and family gatherings.

The owners and management are committed to the expansion of their business, not only for the function aspects, ie Weddings, meetings and gatherings, but also as a destination for fine dining, and hotel, overnight stays short-breaks and holidays. Hence the expansion of their dining and restaurant facilities is considered to be an essential part of the projected business plan. The proposed expansion and development of the business will also generate job opportunities, and It is anticipated that the proposed facility will create job opportunities and new jobs for the community.

The objective of this project is to demolish the existing flat roofed single storey extension, which is not only below current commercial, functional and technical standards, but has also got to the end of its useful life. The existing extension would need a considerable amount of money spent on it to make it a viable facility. Hence the project is to redevelop the site of the existing substandard extension with a new contemporary facility which will enhance and promote the business as a must have venue and destination for visitors, functions, dining and hotel stays.



North east facing elevation of extension to be demolished



North West facing elevation of extension to be demolished



The existing extension and proposed replacement is located to the rear of the property which is to the north west of the existing building. The proposed extension cannot easily be seen from the road

4.0 CHARACTER

As discussed above in location, the existing West Arms is a building of great character, and has Listed Building status. It is fair to say that The West Arms has had a series of ad hoc extensions added to it over the last 400 years. One of the latest being the existing single storey extension forming the existing function room which is proposed to be demolished.

Established as a Hotel in 1670, the West Arms holds AA and RAC 3 star ratings and is mentioned in Welsh Rarebits, Hotels of Distinction as well as Johansens and many other hotel guides.

Roaring Inglenook log fires, low ceilings and undulating floors plus an award winning restaurant, give The West Arms a very attractive feel. The West Arms features sixteen 'character/themed' bedrooms, 15 of which have ensuite facilities. All rooms are available as single occupancy in either double or twin configuration as desired. The Howard Room:- A beautiful en suite bedroom complete with four poster bed overlooking the village, full of beams and tradition, so called after a previous owner Mr Howard, from Warrington, before the second world war. The Bunny Warren Room so named after Mr & Mrs Bunny who owned the Hotel during the mid-1950's. The Middleton Room is a charming character room en suite with super king-size double bed overlooking the village. This room was named after a previous owner, the Middleton family who presently own Chirk Castle. The Eagles Room is a character twin bedded room, delightfully furnished with full en suite facilities in the old part of the hotel, overlooking the village. The room was named after the original name of the hotel, as it first opened in the 1600s by the Watkins Williams Wynn family who own Llangedwyn Hall, and an eagle is on their coat of arms,

The external vernacular material forming the existing Hotel is made up of welsh slated pitched roofs, with stone walling both coursed and random, where in its original form, these walls have been repointed, stonework has also been rendered with traditional lime/cement based systems with roughcast element to the rear. The stonework to the main listed building has a high build white painted façade. Chimney stacks are of stone, where original or brickwork where they have been rebuilt. Internally The West arms has natural stone floors, painted stonework internal wall finishes and plastered walls. Exposed timber floor and roof beams.

5.0 DESIGN DEVELOPMENT AND ARCHITECTURE

Taking the comments and recommendations contained within the Llanarmon DC Conservation Area Assessment and Management Plan, we believe that this proposal will fall in line with section 7 of the document and in particular the recommendation in section 4.1 “Over the years some flat roofed extensions have been constructed to the rear of the hotel, to enlarge the hotel facilities and to link barns to the main hotel. There could be scope to redevelop these in the future to provide a less ad-hoc and more unified arrangement. The proposed extension, to create the new function suite, will sit directly over the footprint of the existing facility which is to be demolished. As the proposed development is to the rear of the existing listed building it is felt that the increase in overall footprint and the increase in height by adding a “half storey” to the existing, will not be detrimental to the overall aesthetic of the listed building. The style of the proposed extension can be described as “traditional contemporary”. It is felt that by using vernacular materials, such as slate and render we can respect the style of the existing. It is also felt that, for commercial reasons, the proposed extension needs to have instant appeal and needs to have a photogenic nature, we also feel we can echo the sentiments of the traditional listed building, by creating an extension, with a building form which has immediate impact. Hence by using traditional and vernacular materials in a contemporary form we can blend the objectives and create an extension which is sympathetic to the original listed building without detracting from the existing visual form.

6.0 COMMUNITY SAFETY

Community safety is unlikely to be compromised by the proposed extension. The use is relatively low key. As a result of the proposal the facility will continue to be occupied and used, eliminating any possible undesirable use by vagrants, or squatters. The users of the proposed is in line with the existing and as such is not likely to cause a risk or threat to community safety

7.0 SUSTAINABILITY

The building fabric for the proposed extension will be selected to create a low thermal carbon footprint, by using thermal insulating materials to high level of thermal efficiency reduced energy consumption, and thereby improving sustainability. Materials used in the redevelopment will be taken from Sustainable sources.

The proposed works will greatly improve the overall buildings thermal efficiency and reduce the energy demand of the building by the application of the Building Regulation requirements under Part L. Any new double glazed units will be manufactured to the latest standards to meet regulation requirements. The building

will be detailed to ensure that the fabric will comply with all parts of the new L1 standards with high levels of insulation. New doors and windows where specified will be selected to comply with BS 6875 with good levels of draught proofing and fire proofing where necessary.

Where possible and viable the project will comply with the general principles of the Ministerial Interim Planning Policy for renewable energy and the Technical Advice note 12. In particular the design has considered paragraph 5.67 sec and 5.70, and these are currently being evaluated. The applicant's commitment will include the following which will be integrated into the scheme:

- Use of made materials with reduced energy inputs i.e. sustainable produced timber, locally manufactured or recycled materials.
- Sustainable construction processes which avoid or reduce waste and other environmental health or social effects during construction.

8.0 ACCESS STATEMENT

The West Arms and the proposed extension is set on predominantly level ground, as such access external is generally flat and level. Where door and building access is provided, and where necessary low level ramps with max gradients of 1:12 will be provided. All facilities can be accessed, and the new proposed extension will be designed to meet Part M of the current Building Regulations.

9.0 CONCLUSION

From the above and the submitted Planning application and Listed Building Consent we feel that the proposed demolition of the existing flat roofed single storey extension, and the redevelopment of the site of the existing substandard extension with the proposed new contemporary function suite and associated accommodation will enhance and promote the business as a must have venue, and should be granted permission.