



Client. Coleg Cambria

Job No. 16025

Date. August 2016

Coleg Cambria, Grove Park Campus
M Block Window Replacements
Design and Access Statement



CONTROL SHEET

The following table lists the current issue number of each section and appendix contained within this document. An update of this control sheet will be issued with any updated Document

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1.0 Context

1.1 Physical Context

- 1.1.1 Coleg Cambria is a Further Education college serving 5 campuses across North East Wales. It has approximately 27,000 students making it one of the UK's largest colleges.
- 1.1.2 Coleg Cambria's Grove Park Campus is situated on Grove Park, Wrexham, Wales.
- 1.1.3 The campus offers a large variety of academic and vocational courses to a wide range of students. The Coleg plays a significant role in supporting education and employment within Wrexham and North Wales.
- 1.1.4 The site is primarily accessed from Grove Park to the West. There are various secondary access points for pedestrians around the site.
- 1.1.5 The building is located within the 'Grosvenor Road' conservation area. It is also noted that a number of buildings within this and other neighbouring conservation areas have undergone similar window replacements in recent years.

1.2 Social Context

- 1.2.1 In the Wrexham Unitary Development Plan (UDP), Coleg Cambria (formerly Yale College) is highlighted as an institution of growing stature. The UDP also makes reference to improving quality of life for its residents with an emphasis on supporting access to a variety of education and employment opportunities.
- 1.2.2 The site is near Wrexham town centre, which offers strong travel links across North Wales, and to the surrounding areas of Oswestry (14.3miles), Whitchurch (15.3miles) and Chester (14miles).
- 1.2.3 The college provides qualifications and education for a range of individuals including A-level students, apprentices, secondary school students, and night class students many of these classes take place in 'M Block'.
- 1.2.4 The proposed works will offer a much improved internal environment for students and staff and is a significant investment in the long term maintenance of the existing building.

1.3 Economic Context

- 1.3.1 The replacement window works are a significant financial commitment with window installation works anticipated to be completed by a local company.
- 1.3.2 In the short term, the proposal will provide improved facilities for Coleg Cambria. The new windows will improve thermal performance and reduce energy usage. In the long term, the college will benefit from an enhanced internal environment and improved energy performance.

1.4 Policy Context

- 1.4.1 The National Planning Policy Guidance that has been taken into consideration in relation to the proposals is set out within;
- Planning Policy Wales (Edition 7, July 2014)
 - Technical Advice Note (TAN) 12: Design
 - Technical Advice Note (TAN) 13: Economic Development
- 1.4.2 The Local Planning Policy Guidance that has been taken into consideration in relation to the proposals is set out in the Wrexham Unitary Development Plan (UDP) 1996 – 2011 which was adopted in February 2005. The proposals fully consider the guidance contained within;
- **Policy PS4** Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

2.0 Existing Usage

- 2.1 The existing campus site has provided further education for many years.

3.0 Design Principles

- 3.1 The works proposed constitute the replacement of existing windows. The windows have, over many years, been repaired and replaced and are no longer adequate. A number have been replaced with contemporary window styles and many are no longer operable.
- 3.2 The proposal is to replace all windows with UPVC framed double glazed windows. These will be of matching design to the existing where practically possible.
- 3.3 It is important to note that many buildings within both the Grosvenor Road Conservation Area and the Wrexham Town Centre Conservation Area, have received replacement UPVC windows. Please refer the appendix for examples. On this basis, the principal for accepting UPVC windows within these areas is clearly in place.

- 3.4 Given the significant advances in UPVc frames in recent years, both in terms of quality, finish and historic appearance, the use of UPVc frames should not be dismissed without due regard.

4.0 Accessibility – Vehicles and Pedestrians

- 4.1 Site accessibility will remain unchanged. All vehicular traffic will continue to access the site via the main entrance.

5.0 Accessibility - Movements to, from and within the Buildings

- 5.1 All accesses will remain as existing.

6.0 Proposed Character

- 6.1 The existing building was constructed in the early 1920's and opened in June 1926 as the War Memorial Hospital. The building has been retained and adapted to form part of the Coleg Cambria Grove Road Campus. The building is important both within Wrexham and the college campus; and Coleg Cambria wishes to maintain its character. The proposal is to replace the windows to match the existing as far as is practical, utilising UPVC frames. Where windows have been previously replaced with windows not in character with the original building it is proposed they will be replaced with windows of a design appropriate to the original building. The advances in UPVc windows systems in recent years, particularly in heritage frames have also been considered as part of this application.

7.0 Community Safety

- 7.1 The works will not have any detrimental impact on community safety. The works will improve safety and security by bringing the windows in line with current standards.

8.0 Environmental Sustainability

- 8.1 Replacing the windows with high efficiency double glazed, and thermally broken frames will greatly improve the thermal efficiency of the existing building and should have a significant impact in reducing energy usage.

9.0 Land Use

- 9.1 The site will remain for educational use, providing all facilities required to maintain teaching at the site.

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10.0 Noise Pollution

10.1 Some noise may be generated during construction works but once complete it is anticipated that the proposed use will not create any greater noise levels than those currently created on the site.

11.0 Air Quality

11.1 It is not anticipated that the works will generate any air quality issues.

12.0 Appendix

Examples of UVPC window replacements within the 'Grosvenor Road Conservation Area'.



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Examples of UVPC window replacements within the 'Wrexham Town Centre Conservation Area'.

