



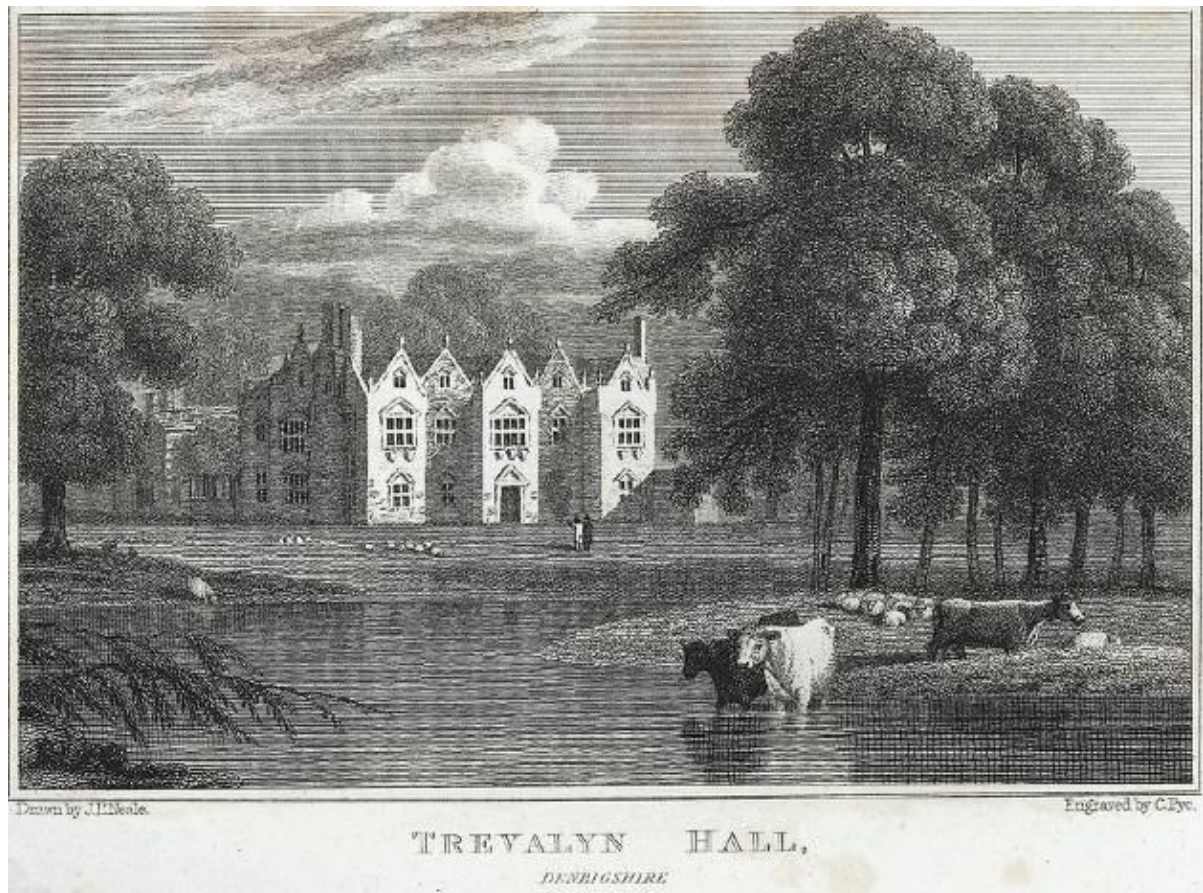
Design & Access Statement
for
Mr A Daghlia
of
Trevalyn Hall
Chester Road
Rossett
LL12 0HH



Index

1. History
2. Location
3. Design Considerations / Scale
4. Materials
5. Access

1. History



Built in 1576 for John Trevor of the Trevor family of Brynkinalt. The designer unknown but suggested by Mark Girouard to have been John Trevor himself with the assistance of master-mason Walter Hancock of Much Wenlock.

The Trevors claim descent from the C10 Welsh prince Tudor Trevor. John Trevor's great-grandfather, Richard Trevor, had originally acquired the estate by marriage to Matilda, daughter and heiress of Jenkyn ap David ap Griffith of Trevalyn. John Trevor made his fortune in London largely through the patronage of the powerful Thomas Sackville, the Lord Buckhurst and Earl of Dorset, who was his wife's cousin. He also held a few minor government posts as recorded on his monument in the parish church at Gresford. With Sackville he is assumed to have made a grand tour of France and Italy between about 1563 and 1566, and again to France in 1568 and 1571.

Of his four sons only one, Richard, spent time at Trevalyn and even then preferred to stay at another house built by his father, Roff Hall, in Marford (demolished).

In the 1670's the family inherited Glynde Place in Sussex which henceforward became their principal seat and Trevalyn was occupied by a succession of stewards and agents.

In 1836 descendants through marriage, Thomas and Elizabeth Griffith, moved in and made extensive alterations internally and externally. These included the re-siting

26 Meadows View, Marford, Wrexham, LL12 8LR

t: 01978 854 282 m: 07772 113 971

e: cathy@caerdesigns.co.uk w: www.caerdesigns.co.uk

of the Porter's Lodge, creation of a topiary garden to the north-east, and extensive internal alterations by the local architect Thomas Jones.



Peter Davis image showing the side elevation – c. 1900



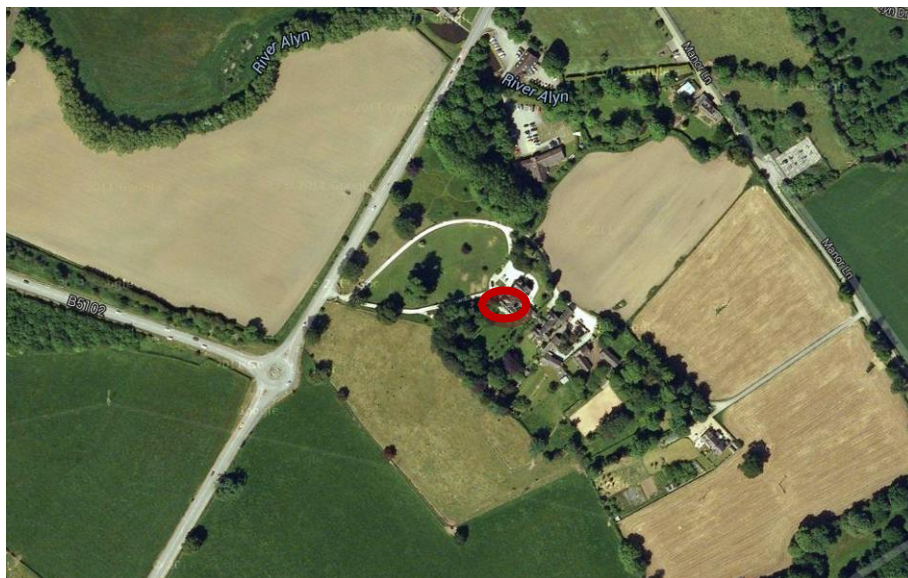
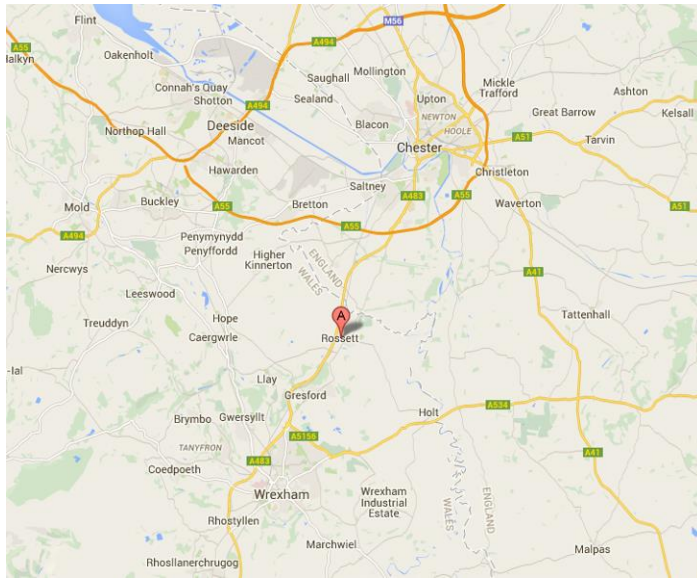
Postcard from 1938 showing the glazed conservatory

The property was then sold in the 1980's and converted into two separate properties involving extensive works to the interior and brickwork.



2. Location

Trevalyn Hall is situated on Chester Road in the Village of Rossett. Located midway between Wrexham & Chester.

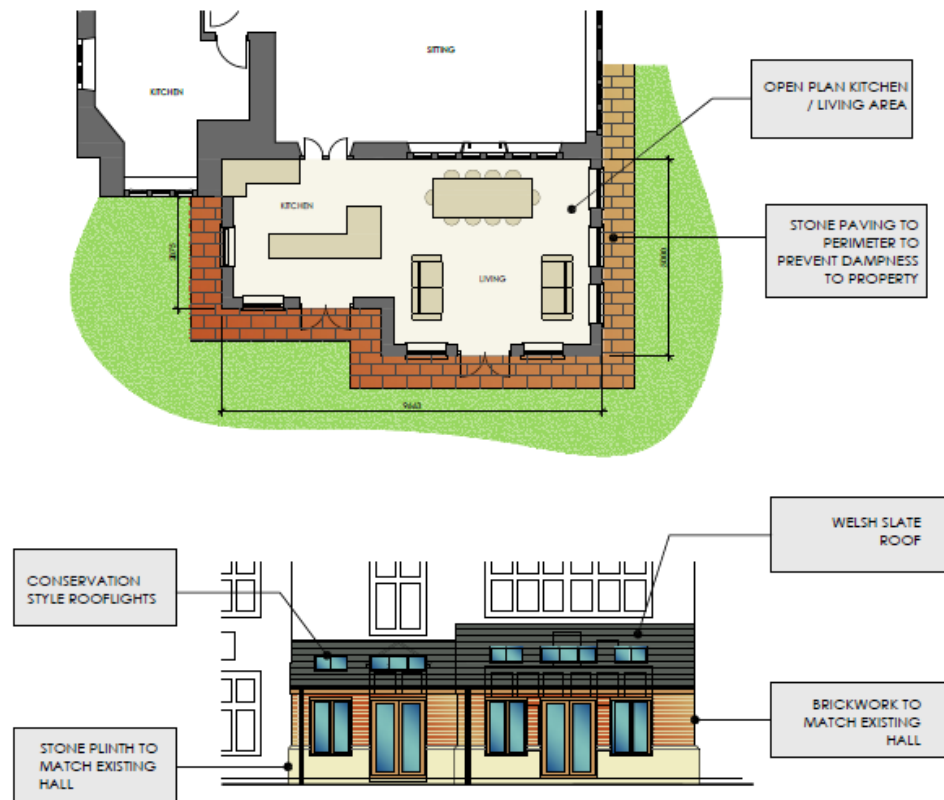


26 Meadows View, Marford, Wrexham, LL12 8LR
t: 01978 854 282 m: 07772 113 971
e: cathy@caerdesigns.co.uk w: www.caerdesigns.co.uk

3. Design Considerations / Scale

The Client had requested a design that was sympathetic to the existing beauty of the Hall, but that also would provide a room that could be used all year round. Not be too hot or too cold and provide adequate space for family home in 2015.

Originally we looked at various options including a simple pitched roof and brick constructed extension



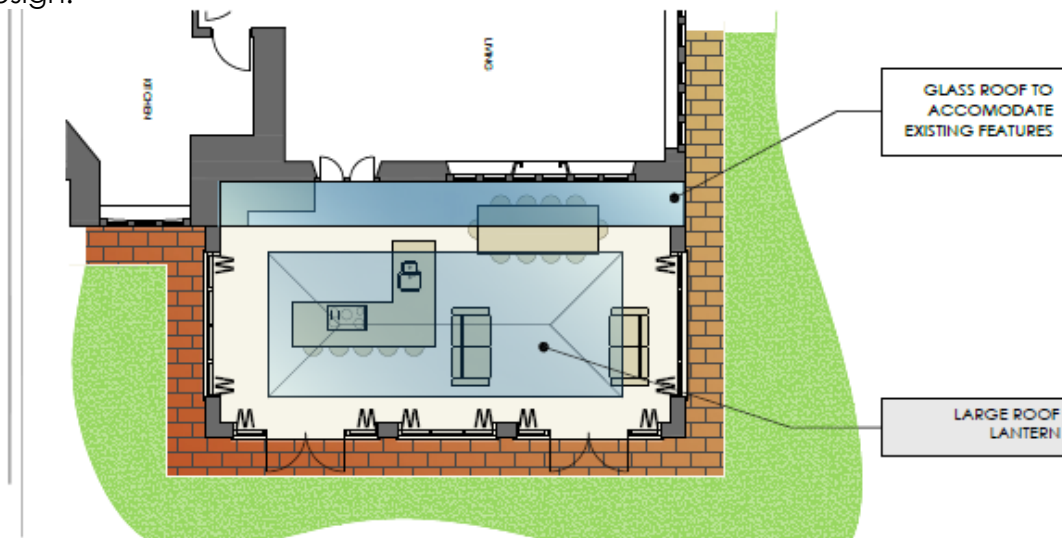
However, although this provided a functional room it was not in keeping with the Existing Hall.

We then looked at a more modern approach which was predominantly glazing, with a projected oak framed roof. Although this allowed the existing building to be seen through the extension it didn't provide the Client with a useable room throughout the year.



Through speaking with Anna Irwin and other Designers we decided to go look more at the Orangery style of design – agreeing that this sat more comfortably with both the Client & Local Authority Conservation Department.

A brick finish was preferred by the Client and this option was the basis for the final design.



One of the main contributing factors for the design was the current roof line which was positioned far too near the existing First Floor Window. This was causing significant rot to the the frame and cill.



26 Meadows View, Marford, Wrexham, LL12 8LR

t: 01978 854 282 m: 07772 113 971

e: cathy@caerdesigns.co.uk w: www.caerdesigns.co.uk

Yet the positioning of the roof line is also due to the position below of the stone plaques



It has been suggested that we raise the first floor central window inline with the First Floor Bedroom window, which would allow the window to be repaired and maintained whilst minimising the risk of any future damage.

The final design has now been amended to incorporate a gable projection to tie in with the existing Hall. There would still be a glass pitched roof over the stone plaques, which would then meet a flat roof to be finished with copper and a large timber framed glass roof lantern. We feel this would allow the room to become a functional family space incorporating an open plan Kitchen / Living Area whilst the glazing offers the same feel as the existing conservatory.



4. Materials

The Orangery will be constructed with a Sandstone Plinth to match existing in style and colour. Brickwork to external leaf above plinth to match existing to Conservationist Approval, with lime mortar joints. Flat roof are to be finished with copper. Windows & Doors to be hardwood timber with double glazed units. All samples to be approved by Conservation Officer. Further detailing to be submitted to Conservation Officer when requested.

5. Access

Parking and access shall not be altered. Parking has been provided for sub-contractors at stable area to South West of site.