

The Groves Refurbishment
Phase I—Full Planning Application for a new Education Facility for Coleg Cambria
November 2014



Design and Access Statement



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CONTENTS	Page
1.0 Background to the proposal	4
2.0 Context	9
3.0 Factors Affecting Development	19
4.0 Design Objectives	22
5.0 Character	26
6.0 Environmental Sustainability	33
7.0 Access	35
8.0 Movement	36
9.0 Community Safety	37
10.0 Consultation	41

1.1 INTRODUCTION

1.1.1 YALE COLLEGE

Yale College is a further education college based in the heart of Wrexham. The college provides adult training, higher education and workforce development courses which includes A levels, NVQs, National Diplomas and apprenticeships.

Yale Grammar and Technical School as it was originally known, was established as a state school on Crispin Lane in 1950 before becoming a sixth form college in 1973. The college in its current existence opened in 1998 on the Grove Park site.

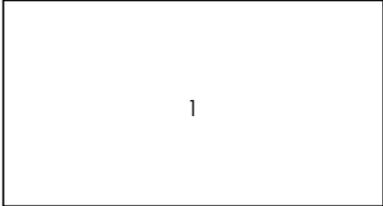
In August 2013 the college merged with Deeside College to create Coleg Cambria, the new college for North East Wales. 7000 full time learners and around 20,000 part time learners are taught across six campuses in Wrexham, Deeside, Northop and Llysfasi making it one of the largest colleges in Wales and the UK.

1.1.2 EDUCATION FACILITY

Coleg Cambria are proposing to redevelop Groves High School into a facility for the benefit of young people of Wrexham and surrounding areas.

The site lies adjacent Coleg Cambria's Yale Campus providing the opportunity for a further 500 student places within Phase I, with allowance for a possible expansion to accommodate more students in Phase II (subject of a separate outline Planning Application).

The proposed redundant site has been identified by Wrexham County Borough Council and Coleg Cambria as being a sustainable site in a good central location to serve students and staff.



1 - 1.1 Coleg Cambria and Wrexham Council Borough Council's Logos



1.2 VISION STATEMENT

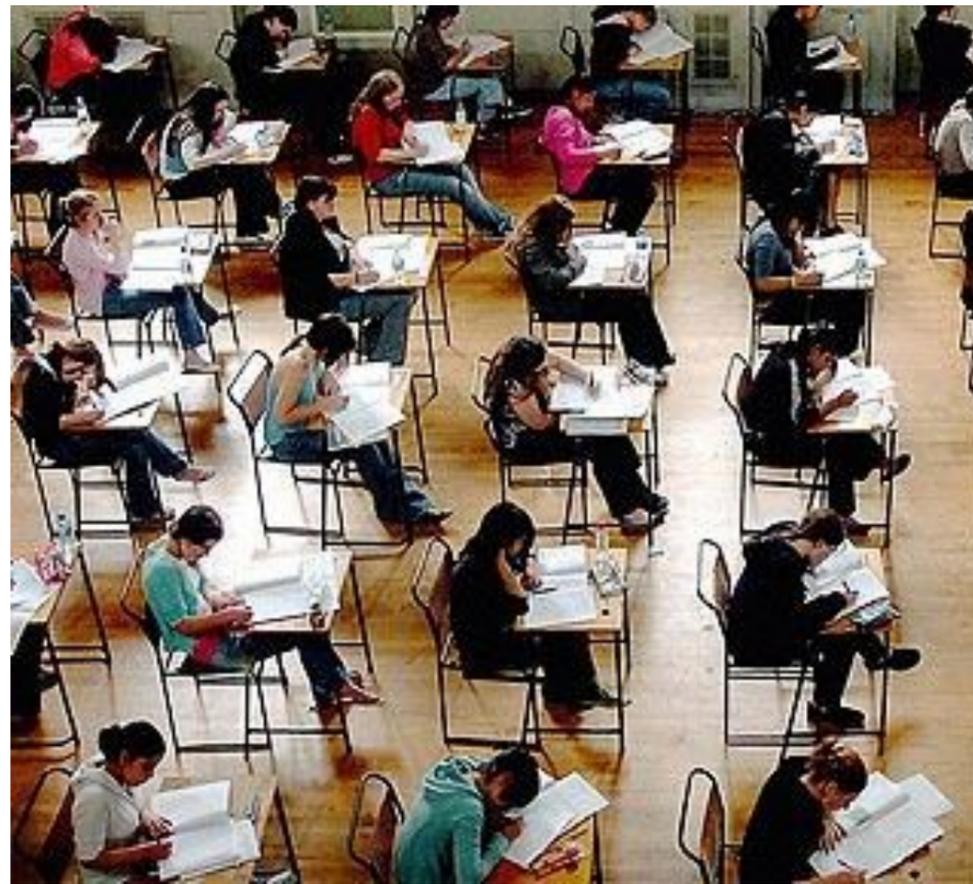
By locating the teaching resource on the former Grove School Site, students will benefit from up-to-date facilities and broader curriculum choice.

The site is located adjacent the main Yale Campus, presenting an opportunity to share resources and is within easy walking distance.

There is the potential for some facilities provided within the redevelopment to be made available for community use, such as performing arts facilities. Some of these resources could be made accessible outside normal teaching hours, evenings and weekends and open to the wider community.

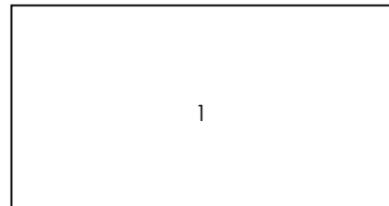
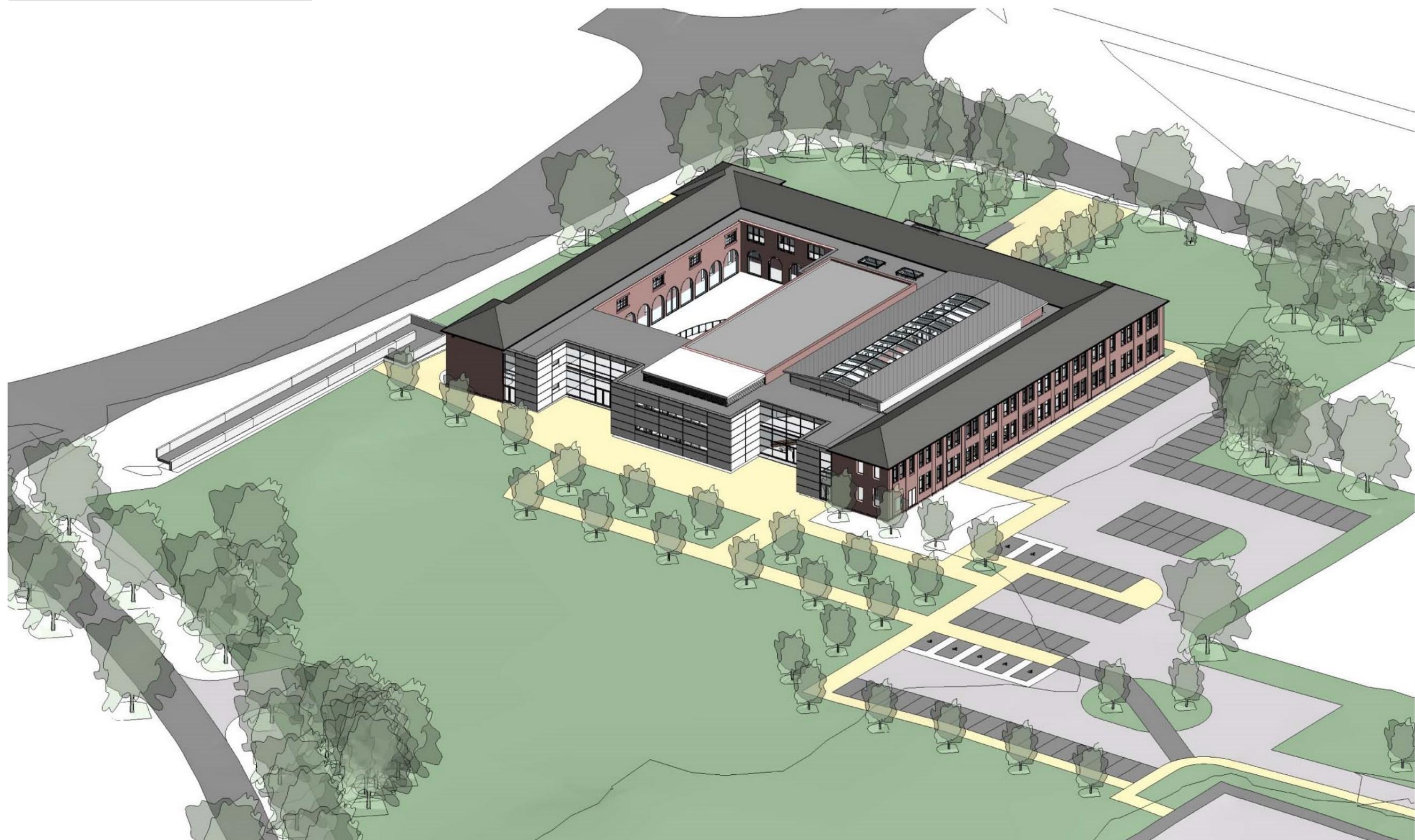
The redeveloped facility would provide around 5,076m² teaching space with associated parking, servicing, and landscaping.

The vehicle and pedestrian entrances will be repaired and brought back into use to provide parking for 55 staff and visitor parking and servicing. This entrance will provide access for buses, coaches and mini buses serving students attending the facility and also access for emergency vehicles.



1 - 1.2 The facility aims to inspire students to learn





1 - 1.0 3D Model of the proposed development

1.0 BACKGROUND TO THE PROPOSAL



- 1 - 1.0 The proposed site plan
- 2 - 1.0 The site looking south from the vehicular entrance
- 3 - 1.0 The main entrance facing east
- 4 - 1.0 The east and north elevations
- 5 - 1.0 The east and south elevations
- 6 - 1.0 The cloisters to the south courtyard

1	2
	3
	4
	5
	6



DESIGN AND ACCESS STATEMENT
 NEW EDUCATION FACILITY
 THE GROVES

Ainsley Gommon
 architecture : urban design

1.3 PHASING

**1.3.1 FULL PLANNING APPLICATION:
PHASE 1**

This Design and Access Statement is to be read in conjunction with the planning application for Full Planning Permission to refurbish the existing school building to provide a new teaching facility for 16–19 year olds on the former Groves site. This section of the proposals will be referred to as “Phase 1”.

This application is to be considered in conjunction with the application for Outline Planning Permission for the Phase 2 site masterplan as noted below.

**1.3.2 OUTLINE PLANNING APPLICATION:
PHASE 2**

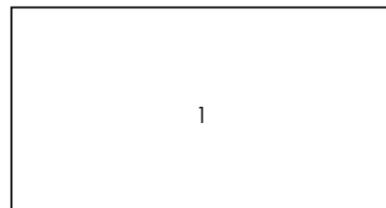
An application for Outline Planning Permission will be submitted, in unison with Phase 1, for a masterplan for the entire site. This part of the proposals include “Phase 2” for a new Sports Hall and further teaching space.

These proposals are for a new build extension to the East, and additional parking and playing fields.

The concave plan would create a large sheltered courtyard, linking the existing school and a proposed Sport Hall, and forms a buffer against the noise from Powell Road. In addition, the shape is also inward looking and provides privacy to the residential Park Avenue area.



1 - 1.3 Site Plan identifying Phase 1 and 2, and associated buildings



2.1 PROPOSED SITE LOCATION

Easting: 333678Northing: 350839

The proposed development site is located just outside a Conservation Area, on surplus land to the north east of Yale College.

The Yale Campus in its current existence opened in 1998 after a three year refurbishment process having moved from Crispin Lane in Wrexham. Historical buildings on site include;

- **Wrexham & East Denbighshire War Memorial Hospital.** Built during 1918 to 1927 and closed in 1986.
- **The Groves Academy** was a 19th century private school on the site of Yale College's new buildings
- **Grove Park County School for Boys** opened in 1895 and provided a grammar school education. The school closed in 1983.

New purpose built buildings complete the campus, clad with red brick walls and slate roofs to compliment the historical development.

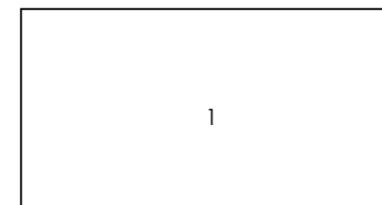
To the north of the site is a residential area with public parks and local amenities.

Wrexham Police Station lies to the south of the site. The 14 storey 140ft tower was built in the 1970's and is attached to Wrexham Magistrates Court. North Wales Police are currently discussing whether to demolish the police station and move their custody facilities to a new site on the outskirts of town.

To the west of the site is Grove Park Road. This area was an exclusive housing development in late 19th century Wrexham and many of the local residence are large with mature trees.

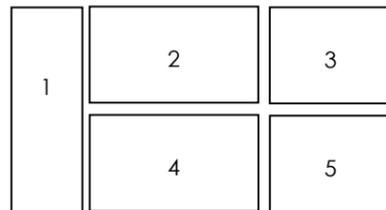


1 - 2.1 Aerial view of the site and surrounding context





DESIGN AND ACCESS STATEMENT
NEW EDUCATION FACILITY
THE GROVES



- 1 - 2.1 The Police Tower
- 2 - 2.1 Wrexham & East Denbighshire War Memorial Hospital
- 3 - 2.1 Yale Campus
- 4 - 2.1 Grove Road
- 5 - 2.1 Park Avenue

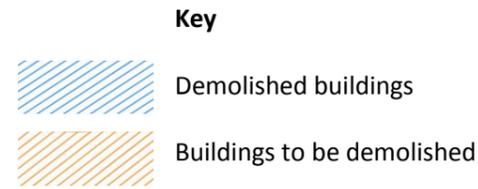
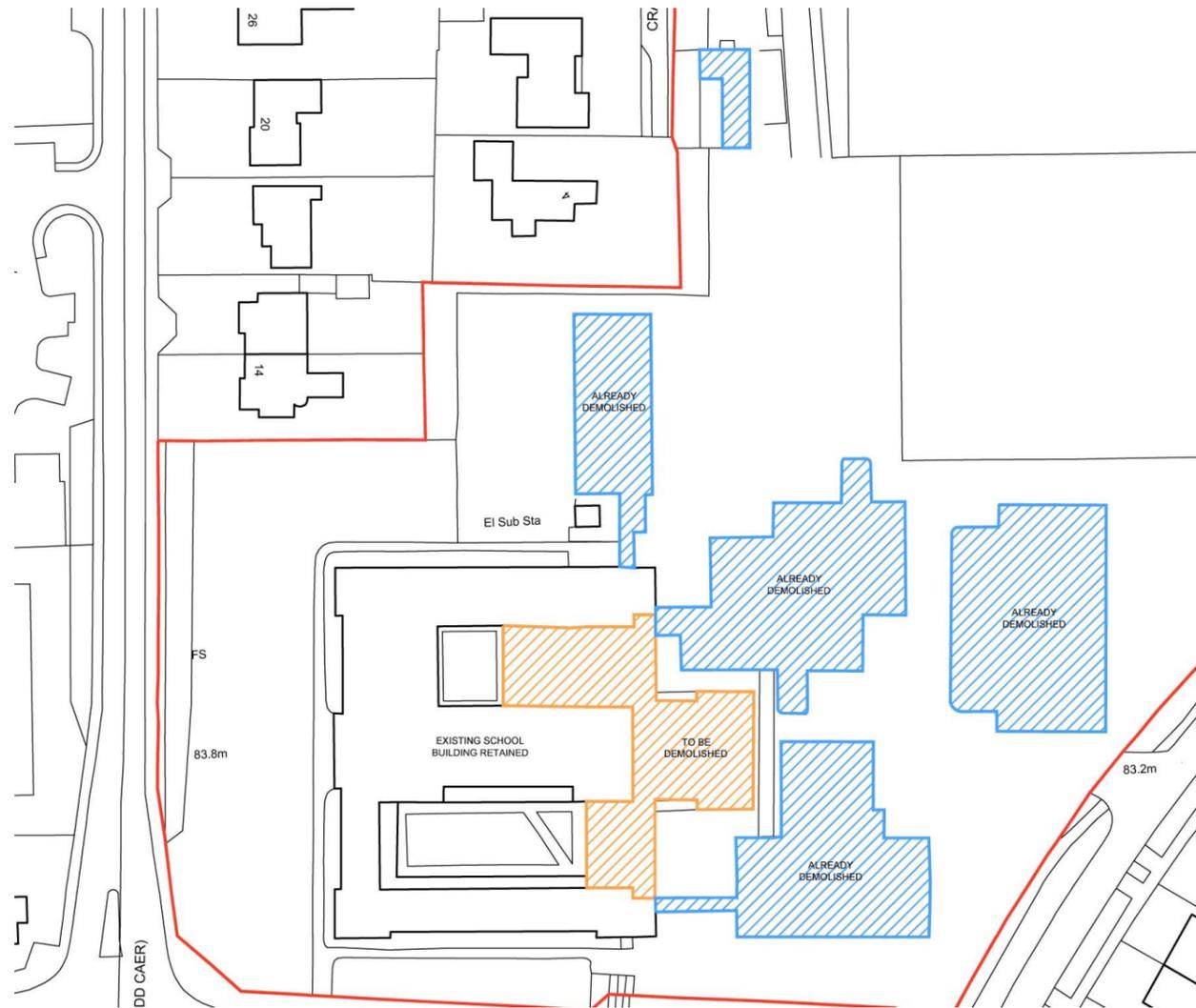
2.2 DEMOLITION

All buildings on site, with the exception of the school, have been demolished due to their state of disrepair, security threat, and health and safety risk. In addition, their demolition have reduced the councils on-going expenditure on the site.

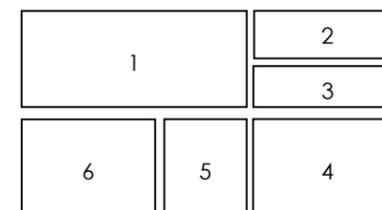
The demolished buildings consisted of;

- Main Block
- Sports Hall
- Science Block
- The Old Gym
- Caretaker's bungalow

All demolition work was completed in 2013.



- 1 - 2.2 Demolition plan
- 2 - 2.2 Demolition plan key
- 3 - 2.2 Aerial view of site post demolition and looking south toward the city centre
- 4 - 2.2 Sports Hall
- 5 - 2.2 Tower Block
- 6 - 2.2 Aerial view of site pre demolition and looking north toward the residential area



2.3 SITE CONDITION

2.3.1 SITE ANALYSIS

The site is located to the north of Wrexham town centre, and is accessed via Penymaes Avenue. Alternative vehicular access is also available from Park Avenue, and pedestrian access from Chester Road. And Powell Road.

The site is bound by a mixture of roads and residential boundaries. These are;

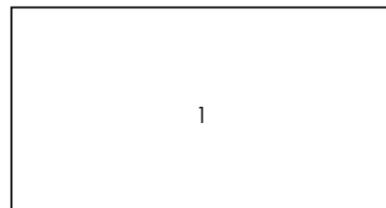
- **Penymaes Avenue** to the north, consisting of residential dwellings
- **Park Avenue** to the east, consisting of residential dwellings.
- **Powell Road** to the south, a busy vehicular road
- **Chester Road** to the east, consisting of a mixture of residential, health, and office buildings

The site consists of the existing school building, an area of cleared ground (the site of former buildings which have now been demolished), hard play areas and areas of amenity grassland playing field.

There are stands of mature Lime trees and mixed boundary planting around the site.



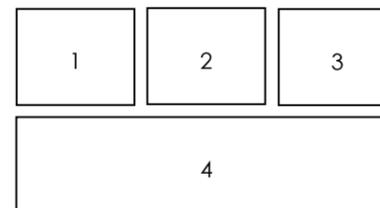
1 - 2.3.1 Site Analysis Plan



2.4 SITE PHOTOGRAPHS



- 1 - 2.4 Looking south towards the Police tower, and across the playing fields
- 2 - 2.4 West Elevation of the school and the main pedestrian access
- 3 - 2.4 South Elevation of the school
- 4 - 2.4 The rear of the existing building looking south west



2.5 THE GROVES BUILDING

2.5.1 HISTORY

The land was donated to the county by the Cunliffe family for educational use, and "Grove Park Grammar School for Girls" became the only Grammar school to be built in Wales between the two world wars.

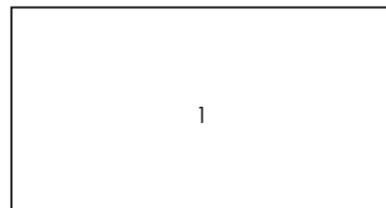
The school was later known as Bromfield School, before merging with St. David's School and Ysgol Bryn Offa to form Rhosneigr High School and Ysgol Clymedog.

The site has remained vacant since its closure in 2003. In 2013 the dilapidated buildings to the rear of site were demolished, and the older 2 storey former girls school building remains with a view for redevelopment. Today, the school building is a victim of neglect and has been subject to numerous break-ins and vandalism.

2.5.2 MEMORIES

Elaine Thomas, a former pupil during 1968 – 73, wrote to show her support for the proposed redevelopment. This can be found with the Planning Application Supporting Documents.

The piece captures the spirit of the place as it was many years ago, expressing the importance of the building to former pupils and 'Wrexhamians' alike. Elaine describes how ex-pupils have fought for years to keep the school building and playing fields in fear of a commercial venture such as a supermarket taking over the site, or allowing the building to fall into a state of disrepair.



1 - 2.5 Historical photograph of the Main Entrance

The following is a summary of Elaine's memories and views after a recent visit to the school;

- Much of the treasured fabric has fallen into a state of disrepair and in some cases disappeared – including the lettering on the wall in the entrance hall, the war memorial plaque, the three paintings of former headmistresses by renowned Welsh artist Augustus John, the Elgin Marbles above the Great Hall entrance doors, and the plaque by the entrance in tribute to a former member of staff
- The wooden floors were once routinely polished every night; the windows were cleaned regularly and the paint work annually maintained for the September intake of pupils
- The Great Hall has a very good acoustic quality and it would make a fantastic musical venue of a medium size that could be utilised by Coleg Cambria, local music groups such as the Wrexham Music Service, and private hire.
- Referencing "Grove Park" in the new development's name would be "fantastic".

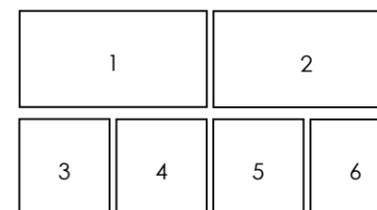


2.5.2 KEY FEATURES

The buildings has many attributes that makes it unique to the area , and special to those close to the buildings. These include;

- Feature plaster and timber mouldings
- Cloisters
- Art Deco staircase
- Timber Parquet and Terrazzo flooring
- Feature windows

- 1 - 2.5.2 The Main Hall with plaster and timber mouldings
- 2 - 2.5.2 The South Courtyard Cloisters
- 3 - 2.5.2 The Art Deco staircase and roof lights above
- 4 - 2.5.2 Internal windows and feature brick work
- 5 - 2.5.2 Timber Parquet flooring and tiled wall details
- 6 - 2.5.2 Feature windows with top, middle and bottom openings to allow rooms to be ventilated flexibly



2.6 SOCIAL & ECONOMIC CONTEXT

Wrexham is a large town and the largest urban area in North Wales. It is the administrative, commercial, retail and educational infrastructure centre of the wider Wrexham County Borough.

Located in the east of the region. It is situated between the Welsh mountains and the lower Dee Valley right alongside the border of Cheshire, England.

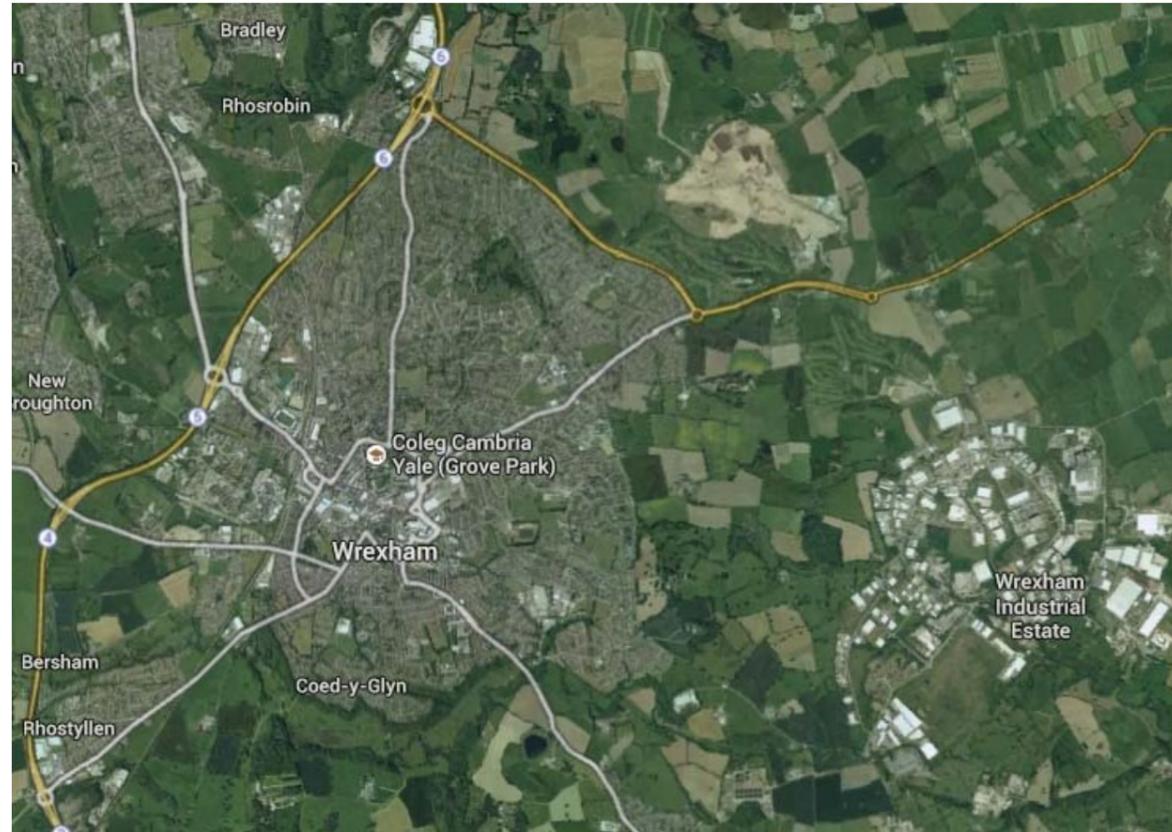
Wrexham became part of the county of Denbighshire when it was created in 1536. In the 18th century Wrexham was known for its leather industry, and grew rapidly as it became one of the pioneers of the Industrial Revolution. Wrexham was also home to a large number of breweries. In mid 19th Century Wrexham was granted borough status.

Wrexham's mining heritage is nearly all gone, replaced by new industrial and business parks. In 2000 the Wrexham Lager Brewery was the last one to close.

Today, Wrexham's economy has been transformed into a major high tech manufacturing, technology and services hub. Wrexham Industrial Estate is the UK's second-largest industrial park and among the largest in Europe.

Service and smaller high technology set-ups are generally found within the town centre or close to the centre at Wrexham's Technology Parks.

Wrexham has held on to a substantial manufacturing base after facing stiff competition from growing eastern European and Asian economies. Approximately 25 percent of jobs in Wrexham are in the manufacturing sector, with a growing number in service, financial and technology industries.



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- 1 - 2.6 Map of Wrexham showing it's surrounding context, including the industrial estate
- 2 - 2.6 Bersham Colliery was a large coal mine located near Rhostyllen in Wrexham County Borough
- 3 - 2.6 Wrexham Larger Brewery
- 4 - 2.6 Wrexham Industrial Estate

2.7 PLANNING POLICY

2.7.1 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales (PPW). This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development. This Statement also aims to explain how the principles of Sustainability and Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for both Staff and Students.

TAN 12: Design

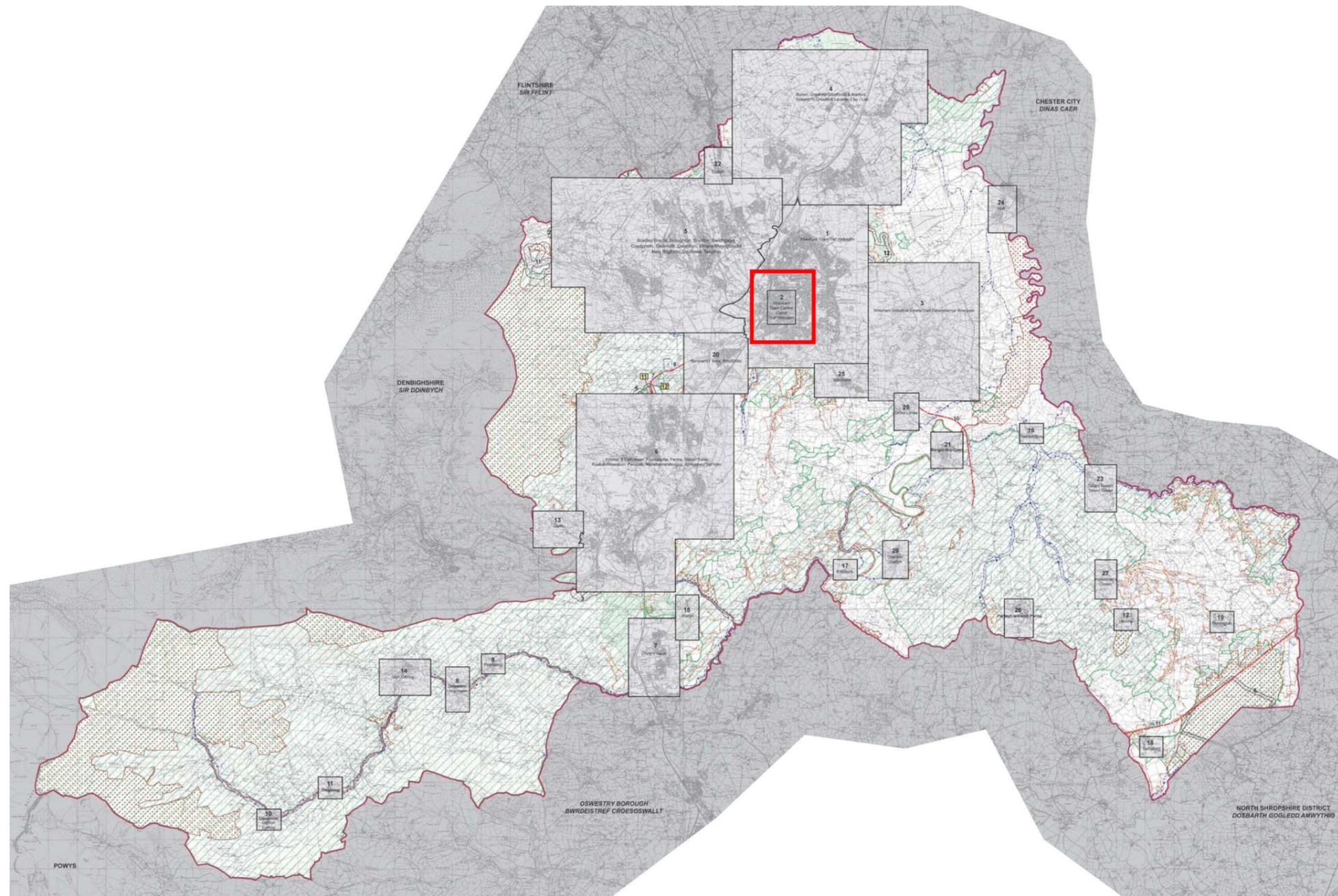
The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2009).

TAN 22: Planning for Sustainable Buildings

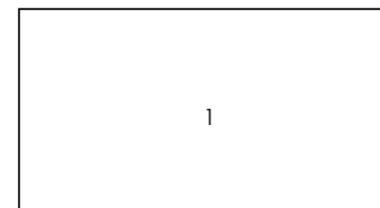
It is understood that buildings have an impact on their environment and contribute to carbon emissions both during their construction and use. Therefore utilising TAN 22 throughout the Planning process the development is designed to achieve at least the minimum sustainability standards and carbon emission targets outlined by PPW.

2.6.2 LOCAL PLANNING POLICY

The site lies within the settlement boundary of Wrexham Town Centre as set out within the Wrexham County Borough Council Unitary Development Plan 1996 - 2011. The following references refer to the Policies outlined in the Unitary Development Plan and demonstrate the thinking behind the development of the new Centre.



1 - 2.7.2 Wrexham Borough County Council's Unitary Development Plan showing the site highlighted within the red box, referred to as "Inset 2: Wrexham Town Centre".



Please note the Wrexham Local Development Plan (LDP2) is currently prepared and will eventually replace the current Plan.

STRATEGIC POLICIES

The Broad Location of Development

- **Policy PS2**
The proposals seek to enhance the existing development and thus improve the landscape / townscape character, open space, and quality of the natural environment.
- **Policy PS3**
The proposals re use an existing vacant building, and does not propose to build upon greenfield land. The landscaping proposals will maximise the existing site layout to minimise intrusions, and aim to improve the site's ecology value. Phase 2 will utilise the existing brownfield site where the demolished buildings once stood.
- **Policy PS4**
The existing settlement pattern and character will be maintained; and in accordance with policy integrate into the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

Biodiversity

- **Policy PS11**
The proposals seek to enhance the site's biodiversity value through enhancing the existing ecology.

Renewable Energy

- **Policy PS12**
Wherever viable, the proposals will seek to utilise renewable energy sources and energy recovery.

SPECIFIC POLICIES

Policy GDP1: Development Objectives

The proposals comply with the criteria

outlined within the policy, the reasons for which are demonstrated throughout this Design and Access Statement.

Policy GDP2: Capacity of Infrastructure and Community Facilities

The Sports Hall and playing fields proposed for Phase 2 will be available for public use, providing a reasonable community benefit for the area.

Policy EC4: Hedgerows, Trees and Woodland

Recommendation included in the various ecological reports will be adhered to. These include the conservation and management of hedgerows, trees, wildlife, and other natural landscape. In addition, new planting will enhance the character of the landscape and townscape.

Policy EC15: Small Scale Neglected Sites

The scheme aims to reclaim and restore the derelict site through sensitive restoration.

Policy CLF3: Dual Use Facilities

The proposed playing fields optimises the use of existing sports facilities and makes a dual community and school use. In accordance with the policy, it is hoped that this measure reduces local unsatisfied recreational demand, maximises existing infrastructure, increases land use, satisfying the demand for existing leisure facilities for the immediate population.

Policy CLF 4: Playing Fields, Children's Play Areas and Open Space

The existing building is located on an open field, which was previously used for recreation and where demolished buildings once stood. The field has been identified as surplus to the requirements by the current owners Wrexham County Borough Council. The proposals to re introduce playing fields AS PART OF Phase 2 to satisfy the policy as redeveloping this part of the site contributes towards the retention and enhancement of the existing facility and the proposed Phase 2 works.

Policy T1: Public Transport

The new development will utilise the existing and nearby public bus stops, the existing bus drop off points, and car and bicycle parking.

Policy T6: Primary and Core Highway Network

The A5152 Rhostyllen (A483) to Acton (A483) road including the Wrexham Inner Ring Road (located to the south of the site) is identified as a primary and core network. There are existing drop curbs en route the pedestrian route Yale Campus form the proposed site, where the A5152 road will need to be crossed. Suitable traffic management proposals will ensure the free and safe flow of traffic, and limitations on access, parking, crossing and turning movements will be taken into consideration.

Policy T8: Parking

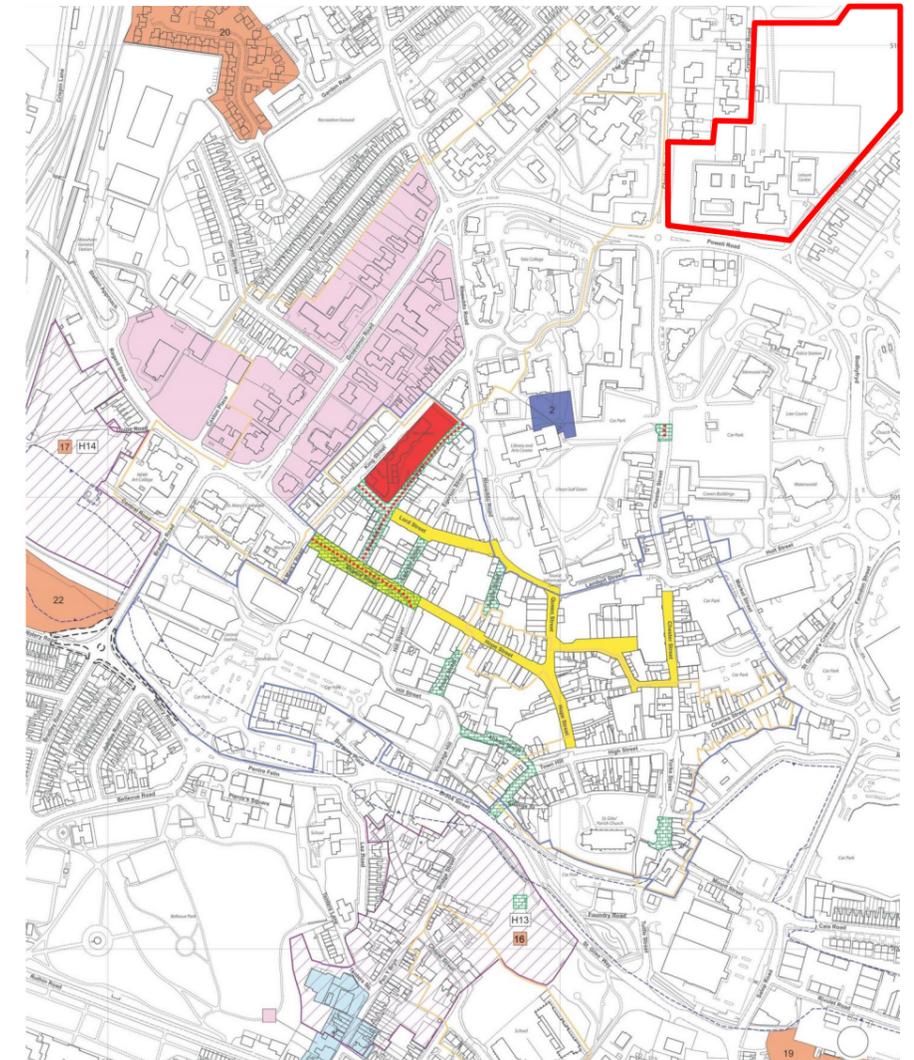
Suitable parking provisions will be provided to satisfy the Council's current parking standards. In accordance with policy; public transport is available nearby, and the site is within close proximity to local services and facilities. Visitors will not be encouraged to park on the roads surrounding the site, and additional parking provisions will be available on site should the car park reach maximum capacity. Attention to road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site will be considered regardless.

2.6.3 EDUCATIONAL COVENANT

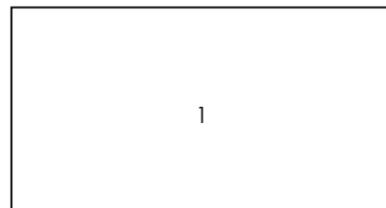
The demolished and existing school buildings have educational covenants on them to ensure there use for educational purposes.

2.6.4 PRE-APPLICATION GUIDANCE

Pre-Application advice has been sought from the Planning Department and a number of meetings have been held throughout the design process. Concept developmental reports and drawings have been shared and discussed with both the Local Planning Authority and WCBC's Highway's Department throughout the design process in preparation for the Planning Submission.



1 - 2.7.2 "Inset 2: Wrexham Town Centre", taken from Wrexham Borough County Council's Unitary Development Plan, showing the site highlighted within the red box.



3.1 TREE SURVEY

Indigo Surveys Limited were commissioned in June 2014 to undertake a Tree Survey Assessment of the site. This document can be found in the Planning Applications supporting information. In summary, the report includes the following guidelines. Please see site adjacent site plan for tree references.

The retention and protection of trees T6, T21, T22, T27 - T37 is to be assumed as part of the scheme. It is recommended that trees T14, T38 and T40 are removed due to the poor condition. Following their removal, T12 and T13 may also need to be removed due to anticipated building conflict.

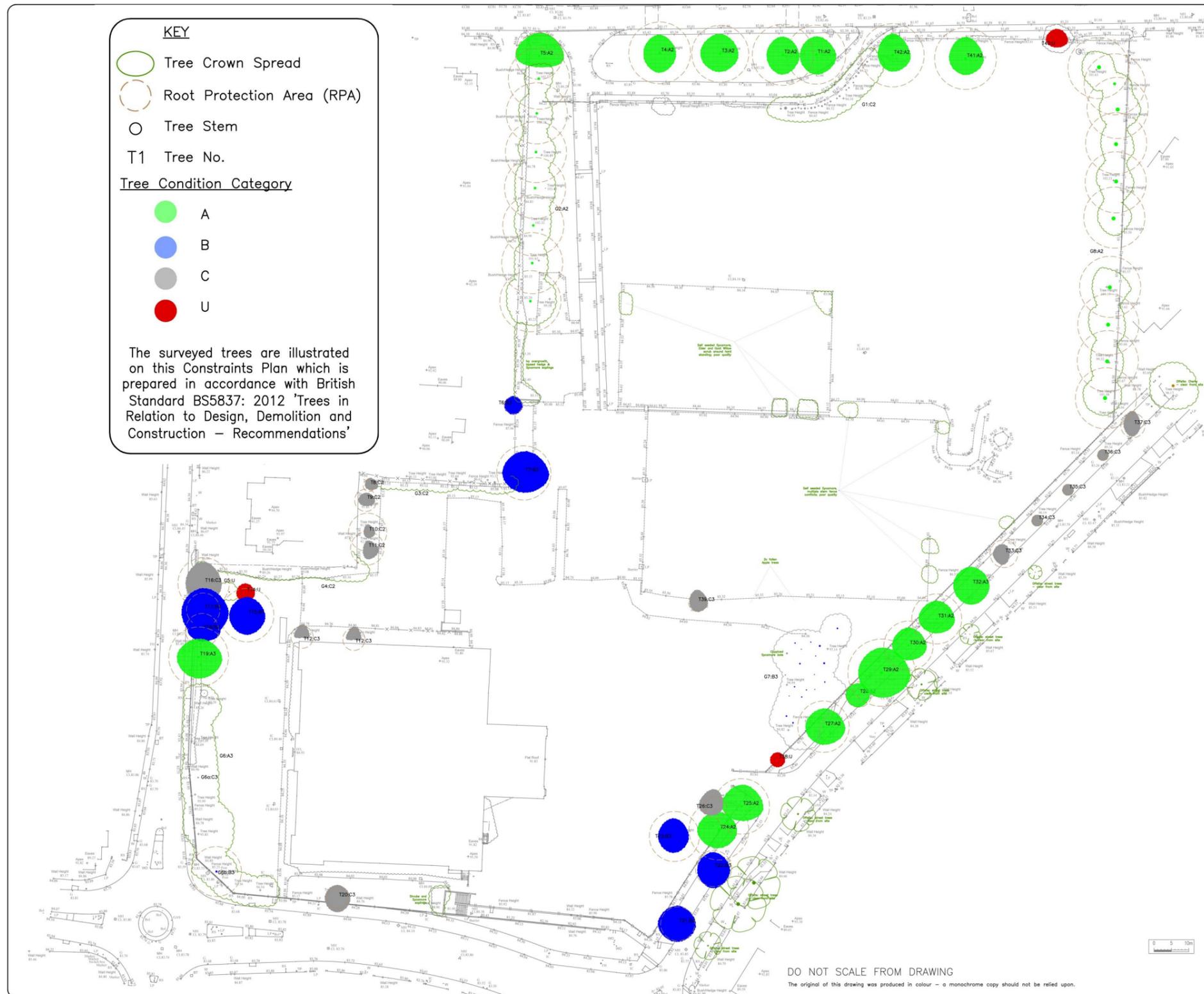
The scrub growth and sapling regeneration internal to the site and within the site's planted borders should be removed as part of vegetation management.

'A' category trees are to be retained and protected by avoidance and provision of suitable crown clearances.

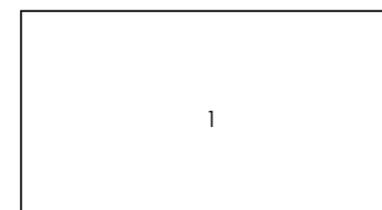
'B' category trees require consideration and should be retained within the scheme where possible. In respect of the collective tree lines or group planting, greater consideration is recommended

'C' category tree's collective contribution is relevant in the context of the screening.

The proportionate removal of trees or vegetation may have an impact on the green cover in the first instance, however, the scheme is likely to present a significant enhancement opportunity. Selective removals which facilitate the scheme will allow for the integration of replacement tree planting to enhance amenity and biodiversity.



1 - 3.1 Tree Survey Plan



3.2 ECOLOGY

J W Ecological Limited were commissioned in June 2014 to undertake an ecological assessment of the site. This document can be found in the Planning Applications supporting information.

In summary, the report concludes that no statutorily or non-statutorily designated nature conservation sites are located within 1 kilometre of the survey area; and includes the following guidelines;

3.5.1 TREES

The mature trees and hedgerows have significant ecological value and these should be retained wherever possible.

3.5.2 HERBS

The area of ephemeral/short perennial herbs to the south-east of the site has a good diversity of plant species and will have value to wildlife, particularly invertebrate species. This area will be lost as result of the proposals and consideration should be given to compensating for this loss by providing new high value invertebrate habitat on site.

3.5.3 BATS

The pitched slate roofs and some of the mature trees have features which could be used by bats. Further surveys may be required if significant works will take place, particularly works to the roofs or eaves, or if the trees will be lopped or felled.

New external lighting on site has the potential to disrupt bat commuting and foraging activity. In order to minimise impacts light levels should be kept as low as possible and light should be directed towards the centre of the site and away from potential bat commuting routes at the site boundaries.

In order to enhance the ecological value of the site the installation of a minimum of four bat boxes or tubes onto new or existing buildings or retained trees would be

desirable as part of the proposals.

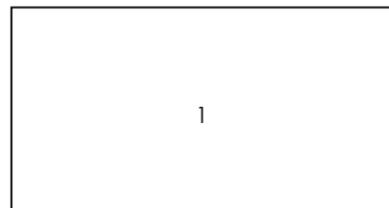
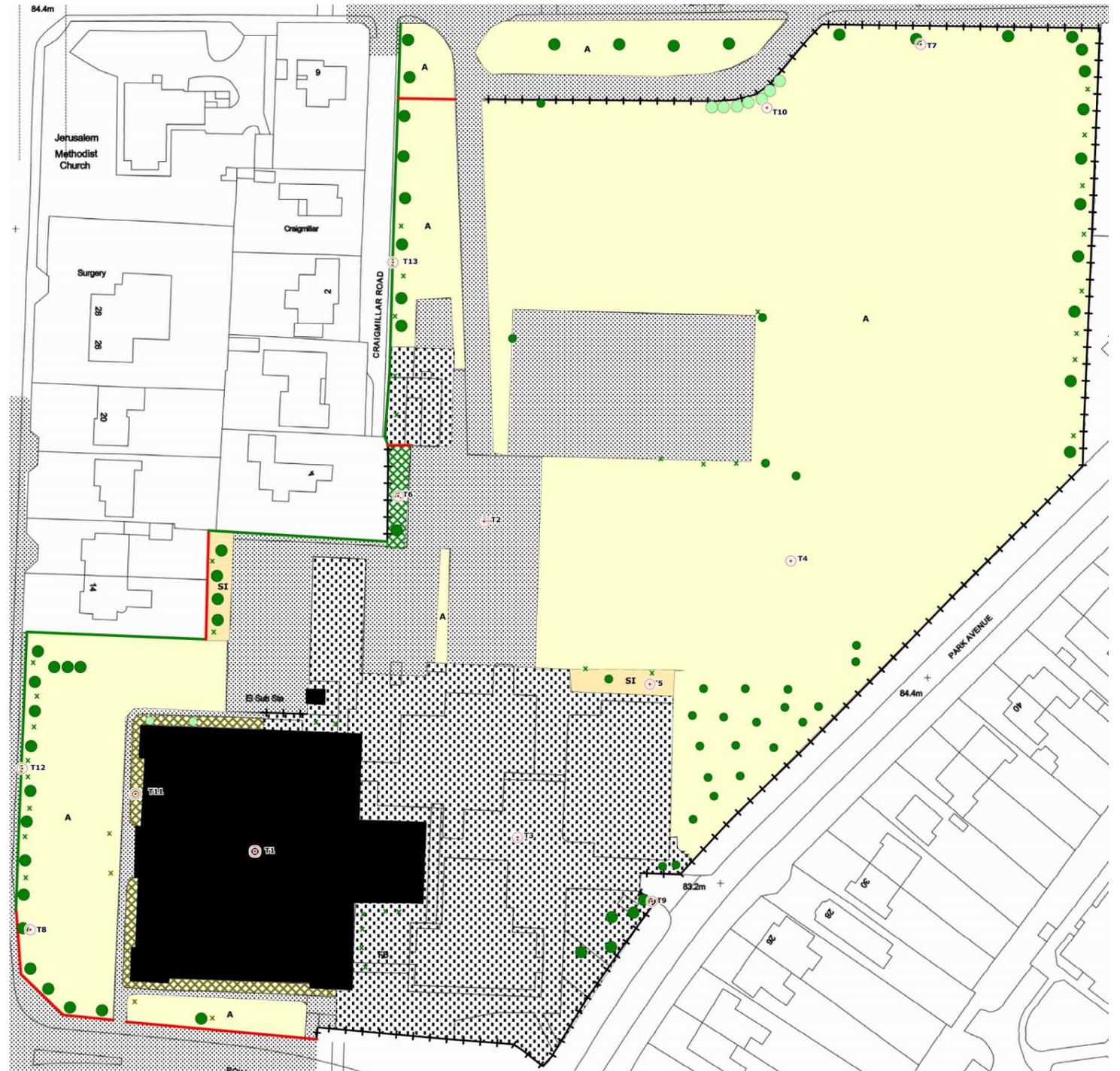
3.5.4 BIRDS

Birds could nest in the trees, shrubs and hedgerows on site and these habitats should wherever possible be retained as part of any proposals. Where removals are unavoidable, works should be managed appropriately in accordance with the guidelines noted.

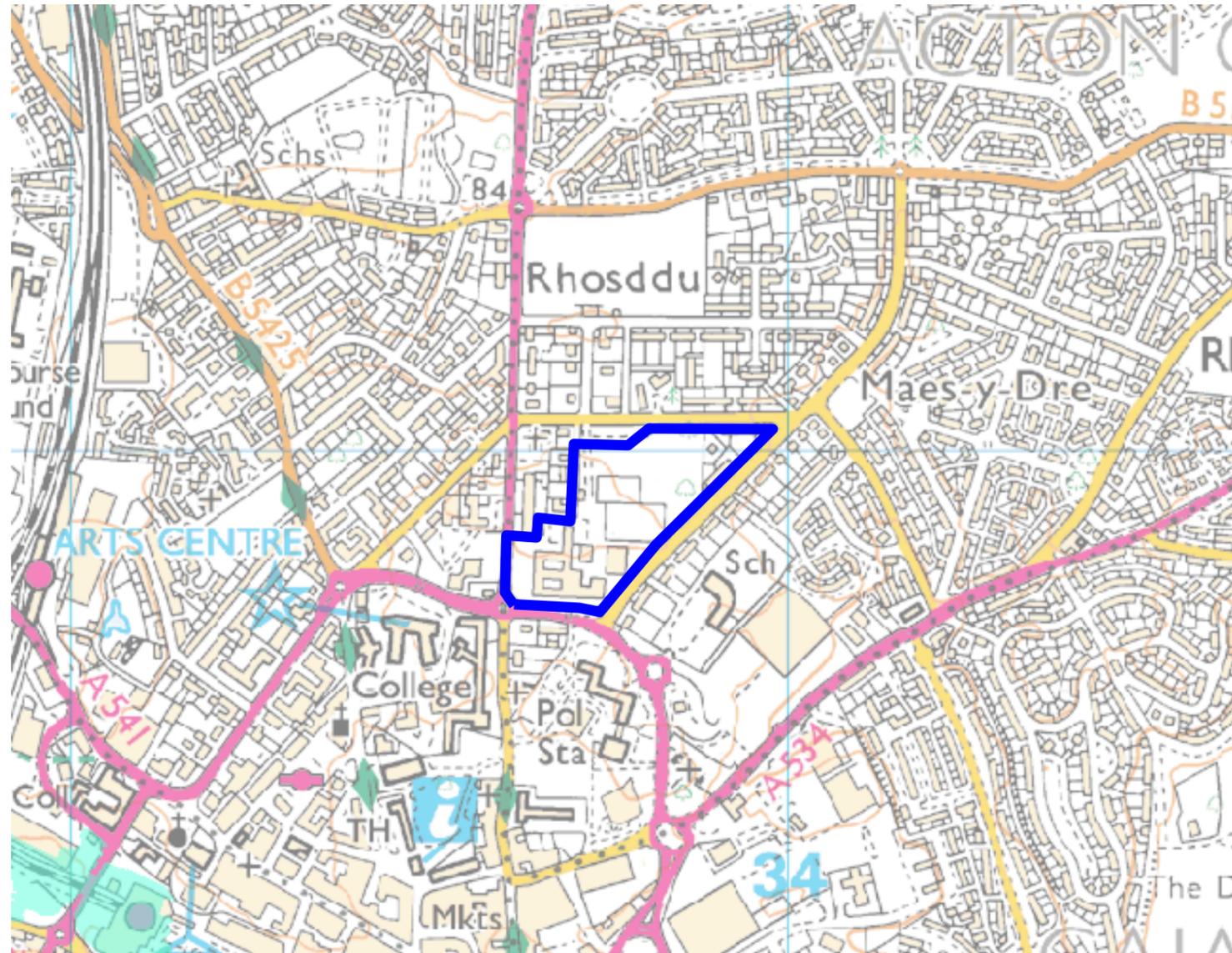
Nesting checks should also be undertaken if works to the site buildings will commence during the nesting season. The installation of a minimum of six new bird boxes onto retained trees or new/existing buildings would be desirable as part of the proposals. There has not been a Geophysical survey carried out on site, however the site is not in a known mining area.

KEY:

-  Buildings
-  Bare ground
-  Ephemeral/short perennial herbs
-  Amenity grassland
-  Semi-improved grassland
-  Scattered broad-leaved trees
-  Scattered coniferous trees
-  Dense/continuous scrub/shrubs
-  Scattered scrub
-  Introduced shrubs
-  Scattered shrubs
-  Hedgerow
-  Fence
-  Wall
-  Target Notes (See Appendix 2 of report)



1 - 3.2 Ecology Survey Plan



1 - 3.3 Environment Agency's Flood Map

3.3 FLOOD RISK

A map of the proposed site has been sourced from the Environment Agency's website which confirms that the site in question is not within a fluvial floodplain, with no record or awareness of any flooding having occurred to the site. The development is categorised as in Flood Zone 1 (Low Risk), and as such the site is not considered to be at risk from flooding.

3.4 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site.

3.5 MINING ACTIVITY

The site is likely to be in a mining area. However, there is no evidence of settlement to the existing building structure; and the development utilises land where existing building / external works have already been carried out.

3.6 OVERHEAD POWER LINES

The site is not within the immediate zone of influence of any overhead power lines.

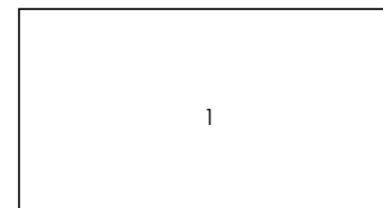
3.7 ASBESTOS

Lucion Environmental Limited carried out a 'Asbestos Pre-Demolition Survey Report' during November 2012. This document can be found in the Planning Applications supporting information. In summary, the report concludes the following risk assessment levels;

- R1 immediate implementation
- R2 as soon as practicable
- R3 not immediately necessary

To the basement is predominately a "R1" area, and to the remaining floors are predominately "R3" areas.

The report recommends a management control action. Prior to refurbishment works or demolition works, the "normal" recommendation will be to "remove" the asbestos. However, in certain circumstances, other recommendation are made and those commonly used are given in the recommendations table.



4.1 FEASIBILITY STUDIES

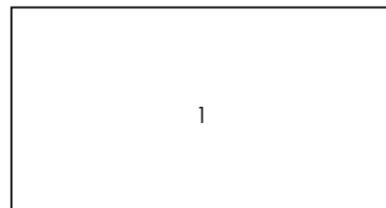
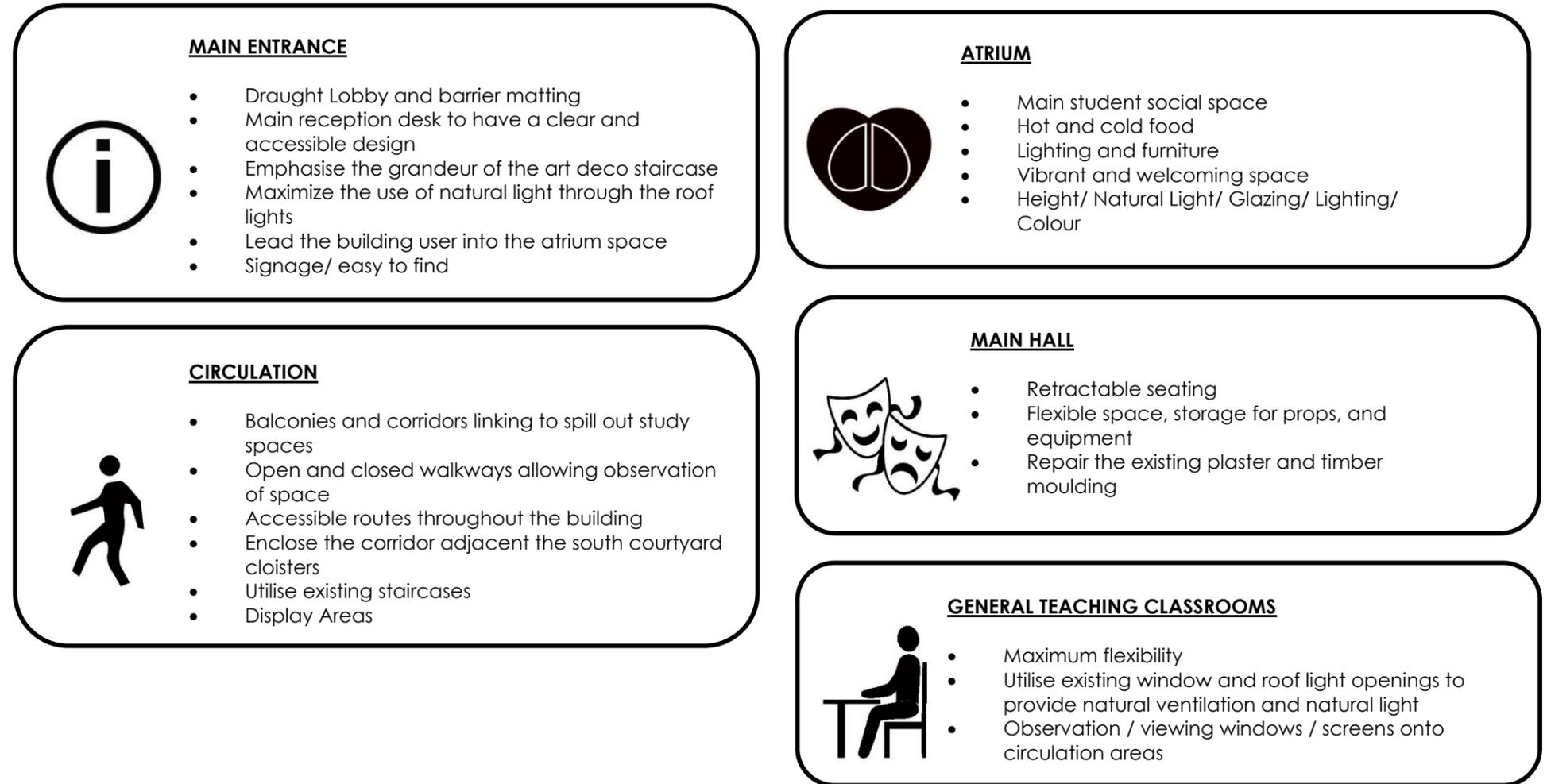
4.1.1 BRIEF DEVELOPMENT

The Client's Project Team have a wealth of experience in educational design and building; referring to the latest design examples and comparisons to see how school design has evolved and what lessons have been learned in recent years.

The proposed redevelopment has been specifically designed to help raise teaching standards and opportunities for 16 to 19 year old students. Emphasis is placed on creating stimulating learning environments which would act as 'stepping stones' to higher education.

As well as providing an exemplar learning environment for students and staff, the new design must provide maximum flexibility for change and opportunities for the local community to share the facilities. A clear design language would allow students to learn in a structured way with clear departmental spatial arrangements and opportunities to set aside 'front of house' spaces for community and wider learning uses.

Following a Brief Development process involving the full Project Team and senior College staff, the following key objectives were identified to help inform the development of the design brief.



1 - 4.1.1 A summary of the brief's requirements



4.1.2 BERSHAM CAMPUS & YALE CAMPUS

A Feasibility Study was carried out by Ainsley Gomon Architects to assess the suitability of reconfiguring the existing campus or relocating to the Groves site with Yale fully utilized.

The Bersham campus is home to a large number of vocational courses including plumbing, brick laying and engineering. It is located approximately half a mile out of Wrexham and can be accessed via shuttle bus from Yale, Grove Park Campus.

On site there is a reception, cafe, barbers, medical centre, an IT suite and common room.

In terms of educational facilities there are workshops for welding and fabrication, electrical installations, plumbing, gas assessment, manufacturing, automotives, wet trades, plastering, joinery, floor laying, paint and decorating, brick laying and plumbing. These facilities are partly in sub standard accommodation.

Bersham site's industrial building's could be redeveloped but some coursers might benefit from relocation elsewhere.

The study concluded that the construction courses run at Bersham Road would stay on the current site but some further teaching capacity was needed that both Bersham Road and Yale Campus could not provide. The Groves site was ideally placed to fulfil timescale providing additional 500 student places.

- 1 - 4.1.2 The campus as seen form Bershham Road
- 2 - 4.1.2 Aerial view of Bersham Campus showing the immediate context
- 3 - 4.1.2 Main route through Yale Campus
- 4 - 4.1.2 The former Wrexham War Memorial Hospital, now part of the Yale Campus

1	3
2	4

4.0 DESIGN OBJECTIVES

4.1.3 AMOUNT

A Schedule of Accommodation was initially prepared based on government guidelines, and reference to the initial Outline Brief prepared by Coleg Cambria. This data was developed in dialogue with Coleg Cambria's Staff. The existing Groves site floor area measures 5,054sqm and the proposed development brings back into use 5,075qm taking into account the part demolition and refurbished. There is therefore a state of equilibrium created in the amount of accommodation being provided. The total area and gross floor area totals have been used to prepare the Outline Building Estimate.

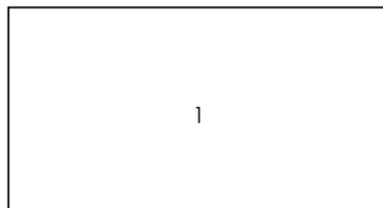
Name	Number	Area	Department
Level 0 as Existing			
Atrium	G1	375.6 m ²	Atrium
Circulation	G1	94.7 m ²	Circulation
Circulation	G2	79.8 m ²	Circulation
Classroom	G1	43.8 m ²	Teaching Space
Classroom	G2 Large	79.1 m ²	Teaching Space
Classroom	G3 Large	79.9 m ²	Teaching Space
Classroom	G4	40.6 m ²	Teaching Space
Classroom	G5	41.6 m ²	Teaching Space
Classroom	G6	51.9 m ²	Teaching Space
Classroom	G7	39.6 m ²	Teaching Space
Classroom	G8 Large	59.2 m ²	Teaching Space
Classroom	G9	46.3 m ²	Teaching Space
Classroom	G10	43.7 m ²	Teaching Space
Corridor	G1	9.6 m ²	Circulation
Corridor	G2	84.8 m ²	Circulation
Corridor	G3	115.9 m ²	Circulation
Courtyard	G1	351.0 m ²	External
Dining	G1	195.7 m ²	Kitchen
Display / Exhibition	G1	18.8 m ²	Display/Exhibition
Hand Wash	G1	15.6 m ²	WC/Cleaner's Store/Staff Chaning
Kitchen	G1	68.8 m ²	Kitchen
Lift	G1	5.0 m ²	Lift
Lift	G2	5.1 m ²	Lift
Lobby	G1 - Draft	5.1 m ²	Circulation
Lobby	G2	137.8 m ²	Circulation
Lobby	G3	25.7 m ²	Circulation
Lobby	G4	54.0 m ²	Circulation
Lobby	G5	72.7 m ²	Circulation
Lobby	G6	28.7 m ²	Circulation
Lobby	G7	5.3 m ²	Circulation
Lobby	G7	27.9 m ²	Circulation
Main Hall	G1	263.0 m ²	Main Hall
Office	G1	7.3 m ²	Admin/Staff
Office	G2	26.2 m ²	Admin/Staff
Reprographics / Admin	G1	47.6 m ²	Admin/Staff
Seminar	G1	29.6 m ²	Study/Seminar/Meeting Room
Shower	G1	2.3 m ²	WC/Cleaner's Store/Staff Chaning
Staff	G1	33.7 m ²	Admin/Staff
Staff Changing	G1	9.0 m ²	WC/Cleaner's Store/Staff Chaning
Stage	G1	72.1 m ²	Main Hall
Store	G1	9.5 m ²	Storage
Store	G1 - Cleaner	3.8 m ²	WC/Cleaner's Store/Staff Chaning
Store	G2	8.9 m ²	Storage
Store	G3	12.0 m ²	Storage
Store	G4	16.6 m ²	Storage
Store	G5	6.3 m ²	Storage
Store	G6	12.0 m ²	Storage
Store	G7	14.9 m ²	Storage
Store	G8	2.4 m ²	Storage
Store	G9	2.9 m ²	Storage
WC - Disabled	G1	5.2 m ²	WC/Cleaner's Store/Staff Chaning
WC - Disabled	G2	4.6 m ²	WC/Cleaner's Store/Staff Chaning
WC - Female	G1	7.9 m ²	WC/Cleaner's Store/Staff Chaning
WC - Female	G2	38.2 m ²	WC/Cleaner's Store/Staff Chaning
WC - Kitchen	G1	1.6 m ²	WC/Cleaner's Store/Staff Chaning
WC - Male	G1	5.4 m ²	WC/Cleaner's Store/Staff Chaning
WC - Male	G2	33.1 m ²	WC/Cleaner's Store/Staff Chaning
WC - Staff	G1	3.3 m ²	WC/Cleaner's Store/Staff Chaning
WC - Staff	G2	3.0 m ²	WC/Cleaner's Store/Staff Chaning
Welcome Desk	G1	5.3 m ²	Admin/Staff

2990.9 m²

Name	Number	Area	Department
Level 1 as Existing			
Beverage	F1	10.7 m ²	Study/Seminar/Meeting Room
Beverage	F2	3.0 m ²	Admin/Staff
Classroom	F1	42.2 m ²	Teaching Space
Classroom	F2	43.7 m ²	Teaching Space
Classroom	F3 - Design Studio	100.5 m ²	Teaching Space
Classroom	F4 - Mac Room	78.0 m ²	Teaching Space
Classroom	F5 - Mac Room	66.7 m ²	Teaching Space
Classroom	F6	58.2 m ²	Teaching Space
Classroom	F7	40.0 m ²	Teaching Space
Classroom	F8	41.3 m ²	Teaching Space
Classroom	F9	40.8 m ²	Teaching Space
Classroom	F10	39.8 m ²	Teaching Space
Classroom	F11	42.1 m ²	Teaching Space
Classroom	F12	59.8 m ²	Teaching Space
Classroom	F13	46.9 m ²	Teaching Space
Classroom	F14	46.5 m ²	Teaching Space
Corridor	F1	304.3 m ²	Circulation
Corridor	F2	5.6 m ²	Circulation
Corridor	F3	114.6 m ²	Circulation
Gallery	F1	43.9 m ²	Main Hall
Hand Wash	F1	16.4 m ²	WC/Cleaner's Store/Staff Chaning
Lift	F1	5.0 m ²	Lift
Lift	F2	5.1 m ²	Lift
Lobby	F1	115.3 m ²	Circulation
Lobby	F2	25.3 m ²	Circulation
Lobby	F3	65.0 m ²	Circulation
Lobby	F4	21.7 m ²	Circulation
Lobby	F5	28.0 m ²	Circulation
Roof Terrace	F1	101.6 m ²	External Courtyard/Terrace
Seminar	F3	29.6 m ²	Study/Seminar/Meeting Room
Seminar	F4	23.6 m ²	Study/Seminar/Meeting Room
Seminar / Meeting	F1	47.5 m ²	Study/Seminar/Meeting Room
Seminar / Meeting	F2	47.5 m ²	Study/Seminar/Meeting Room
Staff	F1	49.5 m ²	Admin/Staff
Store	F1	3.2 m ²	Storage
Store	F2	3.1 m ²	Storage
Store	F3	2.8 m ²	Storage
Store	F5	8.5 m ²	Storage
Store	F6	10.4 m ²	Storage
Store	F7	7.0 m ²	Storage
Study	F1	28.4 m ²	Study/Seminar/Meeting Room
Study	F2	33.7 m ²	Study/Seminar/Meeting Room
Study	F3	56.2 m ²	Study/Seminar/Meeting Room
Study	F4	26.5 m ²	Study/Seminar/Meeting Room
WC - Disabled	F1	6.1 m ²	WC/Cleaner's Store/Staff Chaning
WC - Disabled	F2	4.6 m ²	WC/Cleaner's Store/Staff Chaning
WC - Female	F1	39.3 m ²	WC/Cleaner's Store/Staff Chaning
WC - Male	F1	34.1 m ²	WC/Cleaner's Store/Staff Chaning
WC - Staff	F1	9.2 m ²	WC/Cleaner's Store/Staff Chaning
WC - Staff	F2	5.3 m ²	WC/Cleaner's Store/Staff Chaning

2088.3 m²
5079.2 m²

1 - 4.1.3 Proposed Schedule of Accommodation for the Groves site, Phase 1



4.1.4 EXISTING LAYOUT

The existing layout will be stripped back to its original shell, removing later additions, clutter, and redundant features. This exercise will see the core elements of the original plan brought back to life, utilizing the following key features;

Entrances (shown red on the adjacent diagram)

The grandeur of the Art Deco staircase welcomes visitors at the main entrance and is synonymous with the building's history. The side entrances offer alternative access points into the building. These should be retained.

Staircases (purple)

These comply with modern Building Regulation standards, and are key to servicing the building and providing Fire Escapes. These are key features of the existing building and should remain.

Corridors (brown) and cloisters (pink)

The corridors running adjacent the existing classrooms (shown in blue) maximize the flexibility available to the building's central space. They are ideally placed to provide circulation in the new building.

Rooms (blue)

The existing classrooms fit well within the building's shell, providing natural light and ventilation. They are a suitable size to accommodate modern teaching facilities ranging from 40sqm—80sqm. It is proposed that these are maintained and modernized.

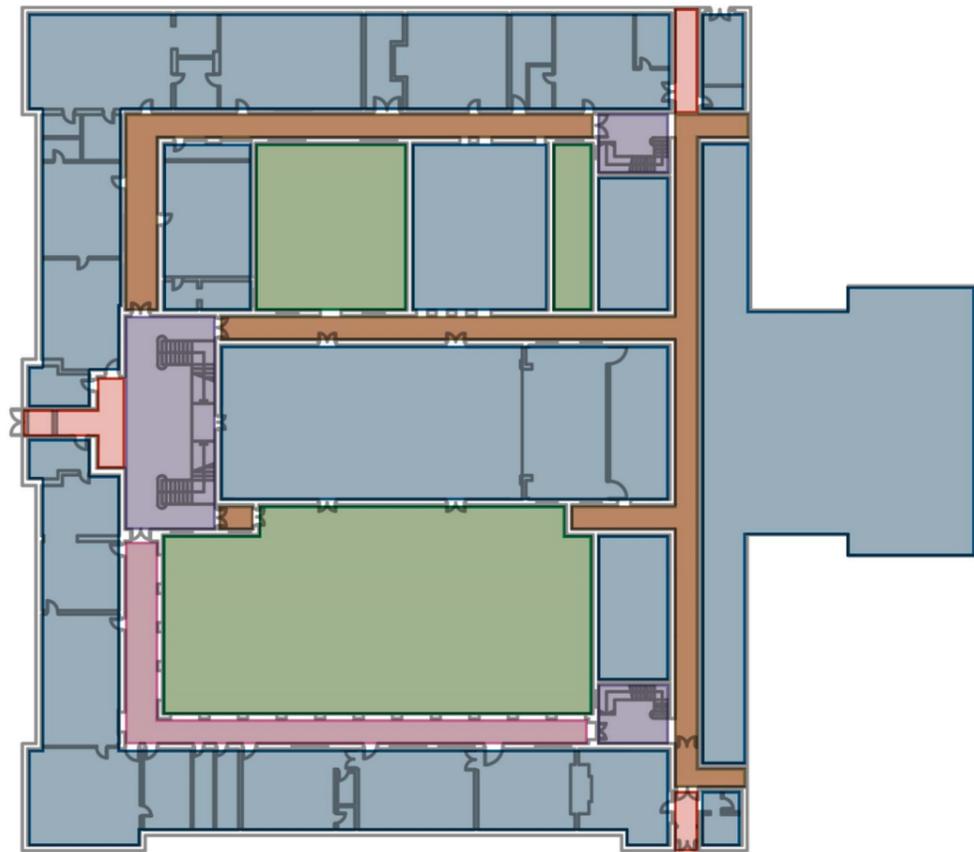
External (green)

The south courtyard, lined with cloisters, is a pleasant space for relaxation and recreation.

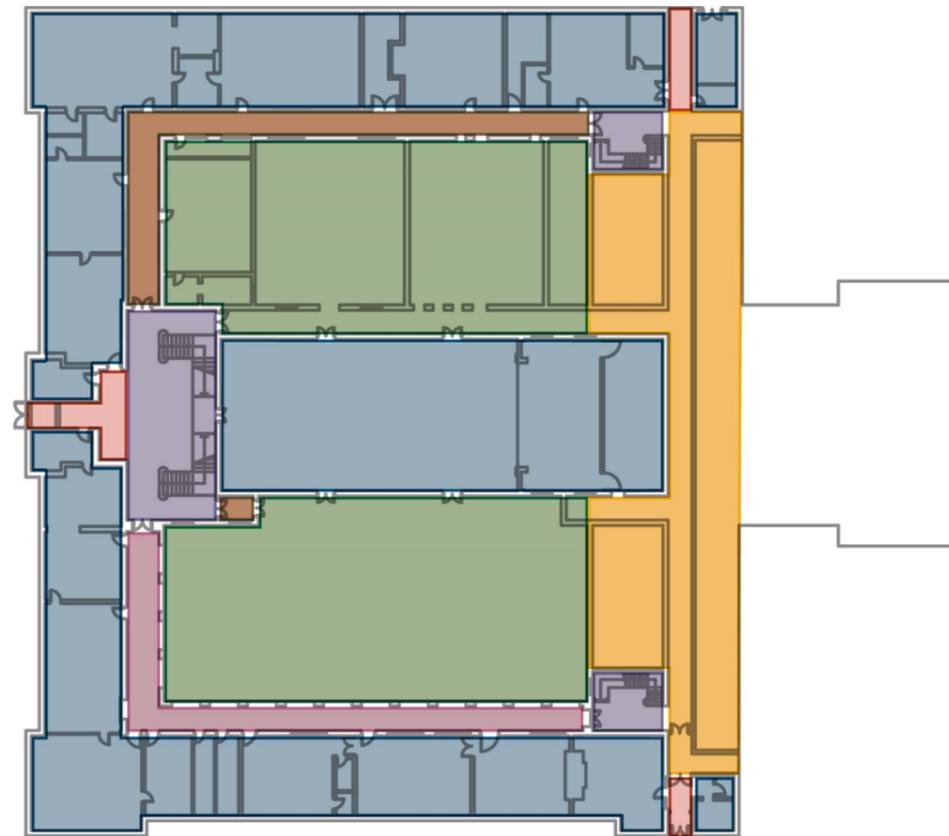
The north courtyard is cluttered and unattractive. It offers an opportunity to create a large flexible and social space, and to rationalize the plan to create a valuable teaching resource.

KEY

- Existing Entrance
- Existing Corridor
- Existing Cloisters
- Existing Staircase
- Existing Rooms
- Existing External
- Proposed Link

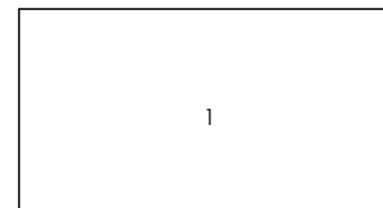


GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

1 - 4.1.4 Ground Floor Plan as Existing with key elements of the layout highlighted for retention, alteration, demolition, and extension



5.0 CHARACTER

5.1 PROPOSED LANDSCAPE

Coach and shuttle bus drop off points can be located to the North of the site on Penymaes Avenue. However a new drop off point is included within the new scheme near the building entrance.

Staff, Visitor and Disabled Parking is located to the North East of the site, away from the busy Powell Road and accessible to the staff entrance to the east and main entrance to the west.

The Service Yard provides direct access to a new Service Yard, Substation and kitchen.

Site Boundaries are maintained with existing mature trees that form the majority of the site and the existing boundaries are being retained or upgraded as required.

The Main Site Entrance will be restored, and the new access point has been agreed in principle with the Highway's department. This includes a new pedestrian access into the site. Gates will be provided at the site entrance to ensure the site can be secured.

5.2 PROPOSED LAYOUT

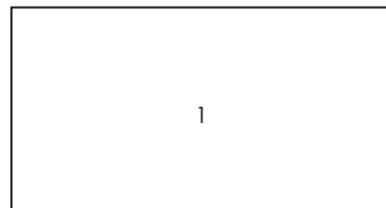
At the heart of the building lies the juxtaposition between the old and the new; where traditional teaching methods and supporting classrooms meet 21st Century design and philosophy.

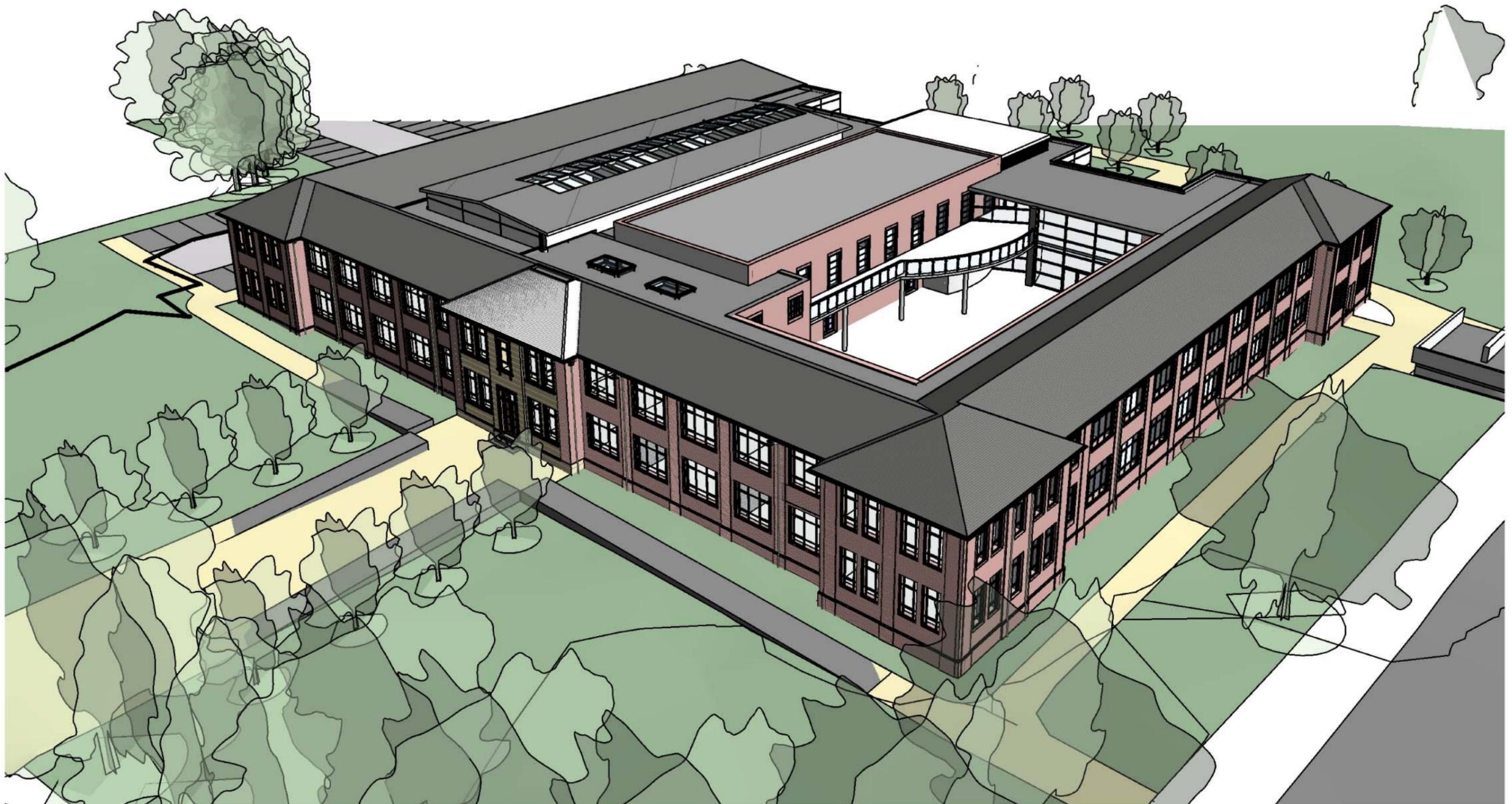
The existing classrooms will be counterbalanced with seminar rooms, and "break out" private study spaces located at the building's "hub". These subtle new additions, and pockets of space are designed to offer flexibility for Coleg Cambria to teach, and for pupils to study.

Where new additions are introduced, these are designed to be different and distinct from the existing character to present a clear architectural language throughout.

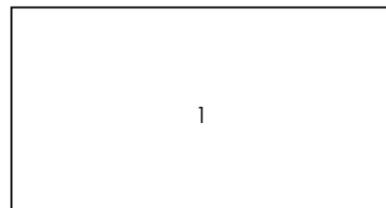


1 - 5.2 Ground Floor Plan as Proposed





DESIGN AND ACCESS STATEMENT
NEW EDUCATION FACILITY
THE GROVES



1 - 5.1 Perspective of the development showing the existing building repaired, the two courtyards altered, and a new extension to the rear.



1 - 5.2 The proposed Atrium space with a new roof linking the old and the new
2 - 5.2 The south courtyard refurbished and landscaped



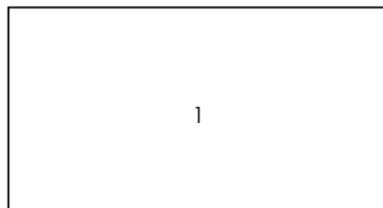
5.3 SCALE

The surrounding area ranges in scale from two and three storey converted office buildings, medical surgeries and nursing homes, to the more immediate domestic scale of houses which are predominantly two storey. The 14 storey police tower greatly impacts on the skyline but we understand there are plans to relocate the Police HQ.

The area of site identified as being available for development responds to the requirements set out in the Brief and the Schedule of Accommodation. The existing two storey school would be suitable for Phase 1, and Phase 2 envisages a sports hall, and the two storey extension to satisfy future plans which is part of a separate outline planning application. The development site easily accommodates 500 students envisaged in Phase 1 and offers future space and flexibility to grow the learning resources on the site. It is similar in scale to the neighbouring buildings to the south as demonstrated on the site section / elevation.

The proposed area of demolition will make way for a new circulation core, providing access to all the existing building for Phase 1, and providing a link for the new building later in Phase 2.

The existing and later additions built in the courtyard will also be demolished to utilise the space to provide a new atrium. These omissions and additions do not propose to increase the scale of the existing buildings. Indeed, they intend to provide a more compact and functional use to the building.



1 - 5.3 The proposed refurbished building shown in context

5.4 APPEARANCE

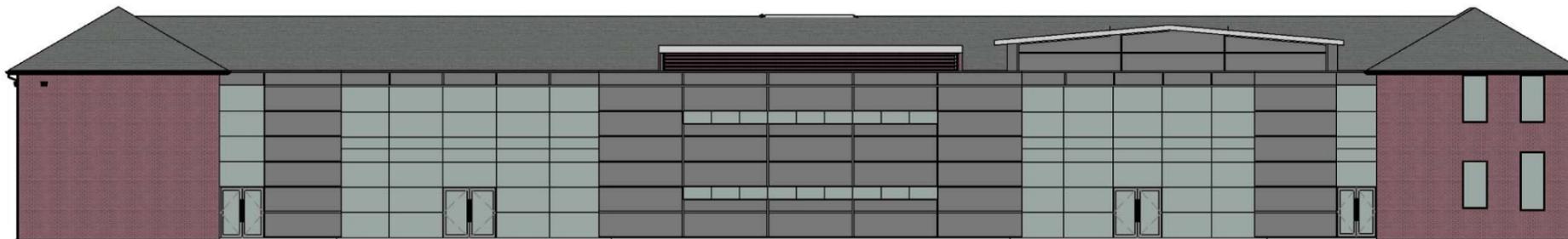
The philosophy of refurbishing the existing building will see repairs carried out on a like for like basis where applicable.

The Design Team will carry out a careful analysis of the building's existing condition, and assess the suitability for each building elements to 1) repair, 2) restore, or 3) replace.

Through restoration, the aim is to create an inspirational learning experience. Bringing the building back to life will have a positive impact on the local surroundings and create a vibrant facility that young people will want to attend and inspire learning.

The North South and East Elevations will be refurbished, with no extensions impacting on the existing elevations.

To the east, the extension will have high quality cladding and curtain walling that will be key to achieving a subtle and sensitive intervention.



- 1 - 5.4 West Elevation
- 2 - 5.4 East Elevation
- 3 - 5.4 South Elevation
- 4 - 5.4 North Elevation

1
2
3
4

5.5 MATERIALS

A steel frame with metal and curtain walling is proposed to the new east extension.

The use of a lightweight material will allow the retained brick buildings to remain dominant, and the new interventions respect the clarity of the original form.

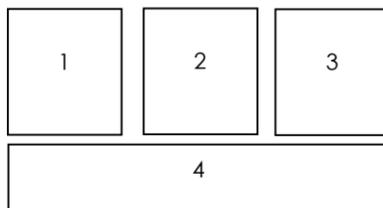
Glass cladding will allow views into the existing courtyard and proposed atrium, creating a sense of place and unity between the old and new.

The use of high quality insulated metal and glass cladding as a design tool were seen by the design team as a simple and cost effective approach. Lightweight materials will also help reduce the weight of the building with the aim of reducing foundation requirements to negate the need for pile foundations. Also by avoiding wet trades and pursuing off-site methods of material delivery we can better control the supply chain and produce a building with less unwanted air leakage. Materials will be carefully chosen with consideration to the current pressures within the industry, and have been selected to avoid material shortages. Wherever possible, it is the intention to try to utilise local manufacturers and supply chains as far as possible.

The proposed external materials are:

- Lightweight metal cladding system in subtle contrasting colours to the existing red brick. Exact colours to be agreed.
- Grey aluminium composite double glazed windows and curtain walling
- Pitched standing seam metal decking or zinc to new additions
- Single ply membrane for flat roof

Samples of the proposed materials will be offered to the LPA and discussed with the Planning Officer prior to development taking place.



- 1 - 5.5 Example of a lightweight metal cladding system
- 2 - 5.5 Example of pitched standing seam metal zinc roofs
- 3 - 5.5 Example of grey aluminium windows inserted into a brick building
- 4 - 5.5 The east elevations shown in context

6.1 LANDSCAPE/TOWNSCAPE SETTING

From the outset the proposed development has been designed to work with the site and landscape context.

The existing building forms the nucleus of the site and has the following architectural qualities that will be retained and inspire the proposals;

- Two storey masonry red brick structure
- Repetitive windows in linear bays to the North, South and West Elevations
- External courtyards
- Symmetrical plan
- Pitched slate roof

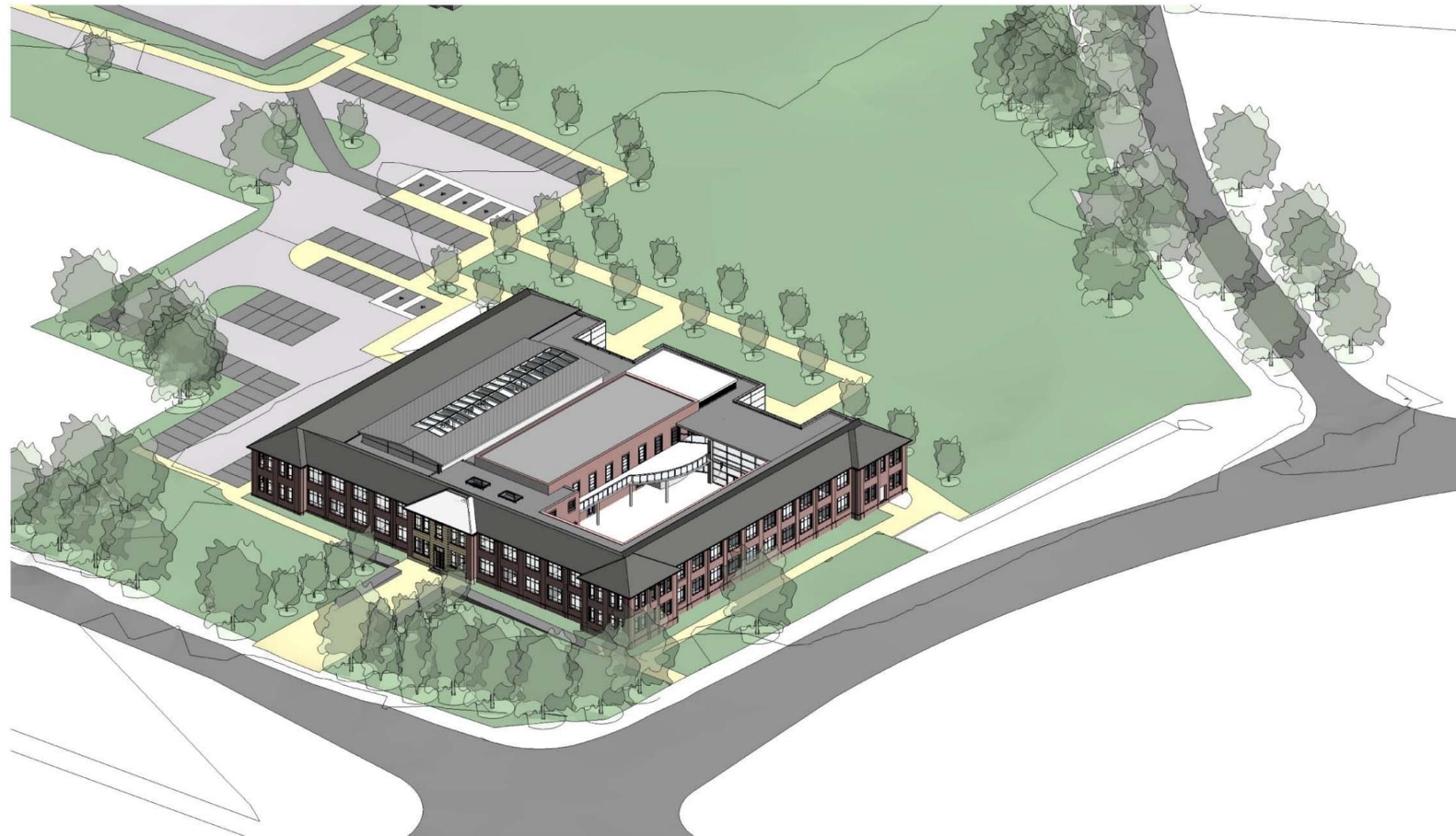
The immediate surrounding architectural vernacular mainly consists of two storey residential housing, and larger buildings further south towards the town centre.

Ultimately, the proposals present the opportunity to bring back life to a treasured site for students and local residents to enjoy.

The proposed new link will nestle between the existing building fabric, so not to greatly impose on the existing building's symmetry and mass. This will reduce the extensions impact when viewed from the busy Powell Road.

The proposed landscaping scheme largely builds upon the existing footprint, and does not intensify its impact on the surrounding environment. Habitat areas, raised planting beds and soft and hard surfaces will be included.

The existing trees will be retained and utilised where possible, keeping the grandeur of the adjoining tree lined avenues. New areas of trees and planting will help to soften the visual impact of the development and screen areas of car parking.



1 - 6.1 The development viewed from the south west

1

6.3 ENERGY EFFICIENCY / CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed refurbished building; through limiting the effect on the environment whilst minimising the operational costs.

The sustainability strategy will concentrate on reducing the demand of the building as far as possible by utilising and implementing simple design principles to the building layout. Existing room locations have been utilised to allow natural ventilation, good levels of natural light and to avoid overheating where possible.

The sustainability strategy then concentrates on a "fabric first" approach by maximising the thermal performance and airtightness of the building fabric, whilst using an energy efficient heating, hot water and lighting approach to see a reduction in CO2 emissions.

Natural light is plentiful throughout the building, with existing generous north lighting to the proposed Design and MAC Studios, Atrium Space, and Classrooms on the north side. To the south elevation, the existing openings allow good levels light that will be controlled to avoid overheating in the summer; whilst the external south courtyard will benefit from shelter and passive solar gain.

All systems will be designed to be individually zoned and controlled to ensure the demand is further minimised and areas are only provided with the heat / ventilation / cooling they require.

6.4 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and materials will be used where possible in order to achieve a

building that is both energy efficient and environmentally responsible.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy, and lightweight materials have been selected to minimise foundation requirements.; and a Green Guide ratings of A+, A and B will be preferred .

6.5 WATER

In order to reduce the water consumption, all new toilets will be dual flush and low flow sanitary fittings will be fitted.

6.6 WASTE MANAGEMENT

A recycling strategy for internal waste will be implemented in line with Coleg Cambria's existing college procedure.

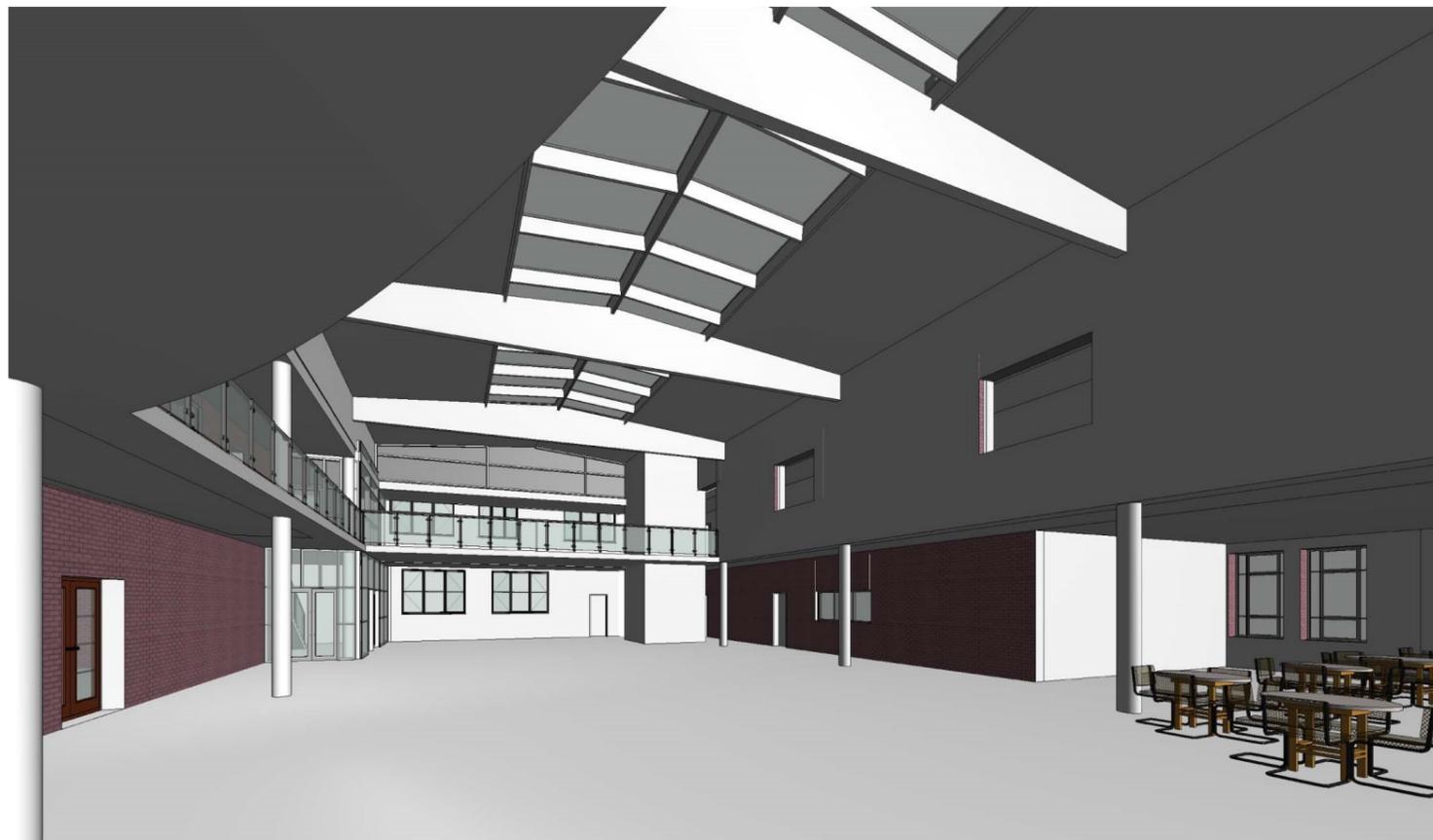
6.7 CLIMATE RESILIENCE

To ensure the proposed development will cope with any future climate changes, the school has been designed to be as energy efficient as possible and incorporate a number of passive strategies. The sustainability strategy will be designed to be 'future proofed' and easily adapted to any future advances in technology.



1	2
3	4

- 1 - 6.5 Flush toilets will be specified to reduce water usage
- 2 - 6.7 The building will be as energy efficient as possible so as not to contribute further to climate change
- 3 & 4 - 6.6 Residents will be encouraged to recycle



1 - 7.3 Pathways into the building from the east
 2 - 7.3 The proposed atrium showing the lift in the far corner, linking all the building's facilities

7.1 VEHICULAR ACCESS

The existing vehicular access into the site is located off Penymaes Avenue and will continue to be used.

7.2 PEDESTRAIN ACCESS

The main entrance will be off Chester Road.

Secondary access will be off Penymaes Avenue. This will be safely managed around the vehicular access.

7.3 INCLUSIVE DESIGN

The primary aim is to ensure that the facility is easily accessible to everyone. The proposals will be designed in accordance with BS8300:2009 (Design of Buildings and their Approaches to meet the needs of Disabled People - Code of Practice) to ensure compliance with the requirements of Approved Document Part M.

All external surfaces on the site will have minimum undulation, be non-slip and well laid; and joints between paving or between changes of material will be minimal. Utility access covers featuring within the hard landscaping will not protrude more than 5mm above the paving level.

Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour, and where appropriate up stand kerb or low rail.

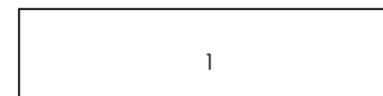
All paths will be a minimum of 1500mm wide and will be continuous with no obstructions.

Accessibility into the building will be achieved with level access thresholds and any changes in level in the approach to the building from the car

park, road or footpaths will be gently sloping to incorporate accessible ramps where required.

All floor levels are constant throughout the building and a lifts is provided to ensure all rooms are accessible to everyone, even at time of maintenance or lift motor failure.

The existing internal staircases comply with current Building Regulations standards.



8.0 MOVEMENT

8.1 INTEGRATION / CONNECTIONS

The proposals maintain and improve all current access and connectivity to the surrounding area. The development is well located to promote walking and cycling due to its close proximity to bus and railway stations.

8.1.1 BUS STATIONS

Bus routes connect as far as Flint, Chester, Rhuthin, Corwen, Oswestry, and Whitchurch. The nearby stops are:

1. Rhosddu Nightingale House on Chester Road
2. Rhosddu Yale College on Chester Road
3. Rhosddu Yale College Flyover on Powell Road
4. Wrexham Bus Station on King Street
5. Wrexham General

8.1.2 TRAIN STATIONS

The following bus stations are within 1 kilometre of the site:

5. Wrexham General
6. Wrexham Central

8.3 SERVICING

Immediately outside the kitchen there is a service yard and drop of point which allows direct service access.

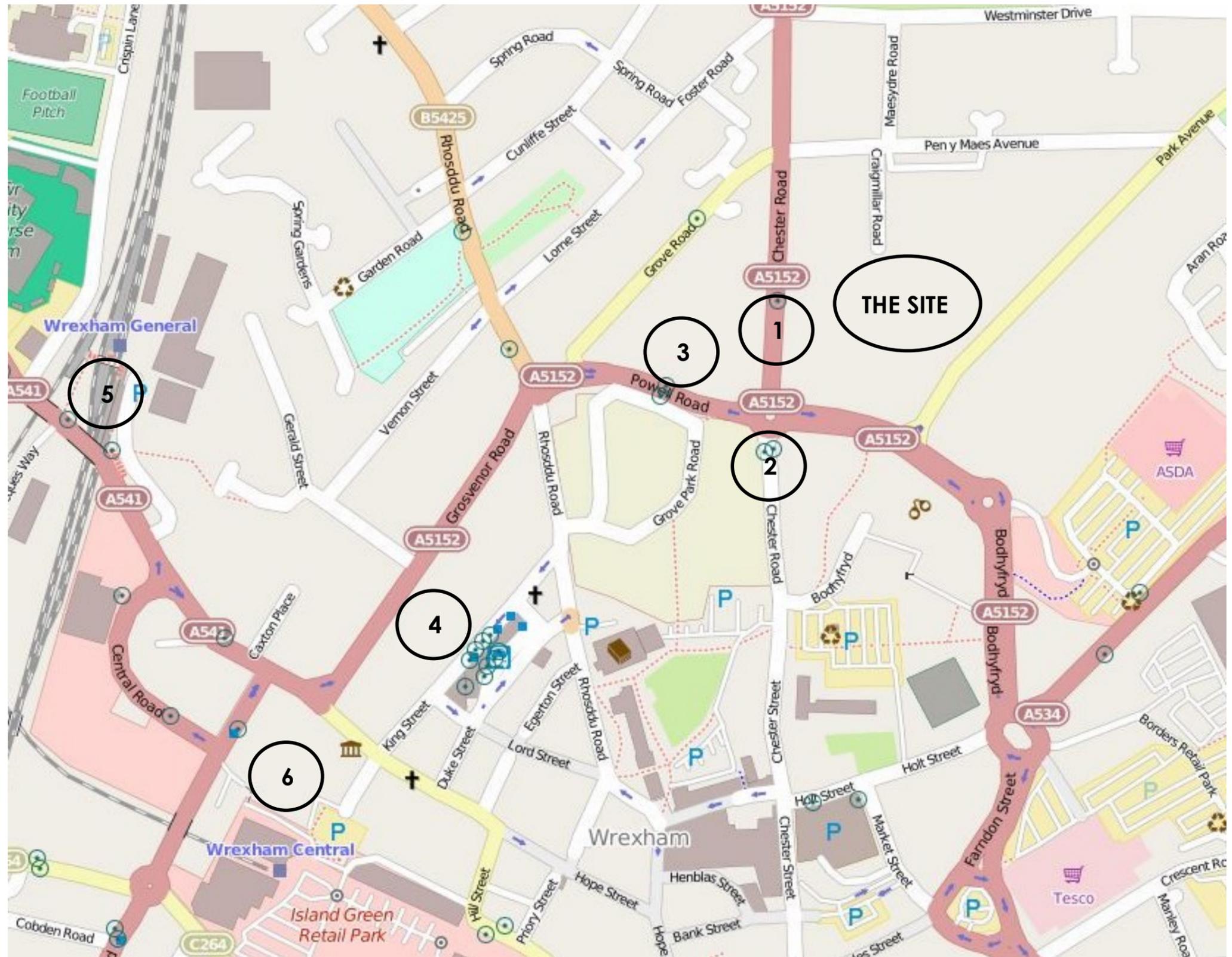
8.4 PARKING

The proposed development provides a total of:

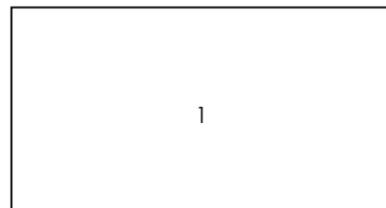
- 50 spaces
- 7 disabled spaces
- Coach and bus spaces off Penymaes Avenue

8.5 SUSTAINABILITY

The College actively promotes the use of sustainable methods of transport (walking, cycling and buses) to reduce the reliance on the car. Also the College's own bus service will be expanded to cater for the new students.



1 - 8.1 Arriva Wales map with nearby bus and train stations / stops highlighted



9.1 COMMUNITY SAFETY & SURVEILLANCE

The site is located on the perimeter of a residential area, adjacent a busy road, and visible from all other surrounding roads. It is therefore naturally overlooked by the surrounding buildings, pedestrians and passing vehicles.

All classrooms are outward looking allowing passive surveillance of the soft and hard landscaped areas surrounding the school.

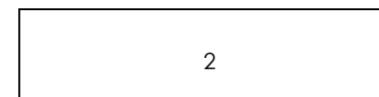
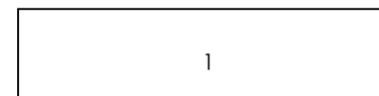
The main staff base is on the first floor which looks out over the entire East side of the site.

9.2 BOUNDARY TREATMENTS

The site is currently surrounded on three sides by established tree lines and fencing. The trees and fencing will be retained / repaired.



1 - 9.1 The development viewed from the south east, showing the staff room in the far right corner overlooking the site
 2 - 9.2 Tree lines and upgraded fencing will continue to surround the site



10.1 CONSULTATION

Whilst the design development has been fast moving from inception to planning submission, the level of consultation throughout design development of the project has been intensive and stakeholders engaged on a continuing basis.

10.2 LOCAL AUTHORITY CONSULTATION

Development discussions and a pre-application meeting was held with the following Wrexham Borough County Council' departments;

- Planning and Development Control
- Highways
- Assets and Economic Development

The scheme was well received and recommended for submission with no alterations to the proposals.

Through sensitive repair, minor alterations, and associated landscaping, the site is seen as a great opportunity to develop imaginatively with new well thought out interventions respectful of the important urban/residential setting.

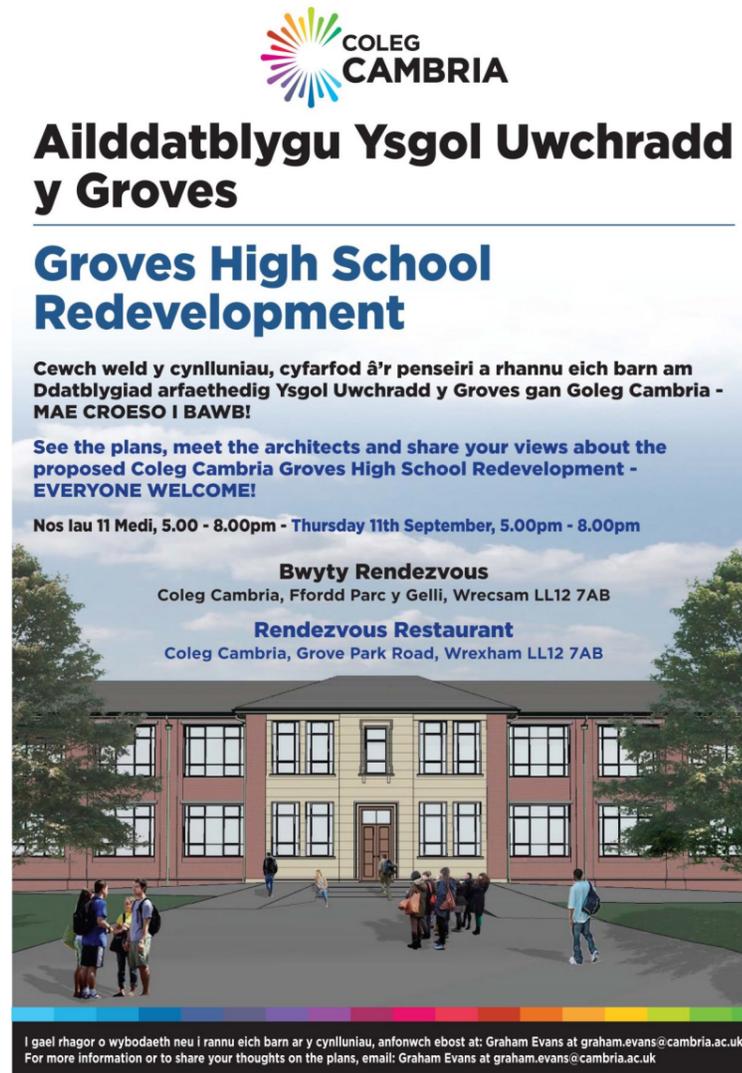
10.3 PUBLIC CONSULTATION EVENT

A Public Consultation Event was held on the 11th of September 2014 at Yale College where the building plans and 3D visualisations were on display. Parents, students, staff, residents, local Council representatives, the general public and other stakeholders were invited to the event where representatives from Coleg Cambria, Ainsley Gommon Architects, and Roberts Bayliss were in attendance to explain the scheme and answer any questions. The event was well attended and the new design positively received. A summary of the comments made

confidentially by attendees is shown opposite.

10.4 FORMER PUPILS

Action groups, social media sites, petitions, and protests have been formed by ex pupil's with the sole purpose of keeping support for the school alive.



College's plans to revive school site to go on display

By Rory Sheehan
rory.sheehan@nwn.co.uk

PLANS have been unveiled to revive a derelict former school site.

Coleg Cambria has confirmed it is continuing to work closely with Wrexham Council regarding the intended purchase of the Groves High School site near Wrexham town centre.

A consultation event for local residents and members of the public is being held at Rendezvous Restaurant, at the college's Yale site on Thursday, September 11.

Plans will be available for viewing and there will also be an opportunity to meet college staff

Chance to restore Groves buildings to former glory

and the architect to share views about the proposed development.

David Jones, principal and chief executive of Coleg Cambria, said: "We are very excited about this planned development adjacent to our Yale site which will offer additional curriculum development opportunities, parking and sports fields for the college.

"It will also give us the chance to restore the Groves buildings to their

former glory for the benefit of the young people of Wrexham and surrounding areas."

The site on Chester Road has been vacant since the school closed in 2003 after it merged with St David's School and Ysgol Bryn Offa to create two 'super-schools' – Rhosnesni High School and Ysgol Clywedog.

In 2013, contractors demolished dilapidated buildings on the plot but the older two-storey girls' school building remained with a view to redevelopment.

In April, a Coleg Cambria spokesman confirmed the college was considering options to acquire the Groves School site.

For further information or if you want to share your thoughts on the proposed plans email graham.evans@cambria.ac.uk



1 - 10.3 Public Consultation invitation poster.
2 - 10.3 Extract taken from "The Leader" newspaper on the 4th of September 2014.

"I do not anticipate the student's using the subway (if re-opened) as they would use the most direct access – across the A5152 road".

Note: There wasn't any objections to boundary proposals, providing a suitable buffer was provided and the access road did not lie immediately adjacent the property

"Why did the old gymnasium need replacing?"

"The gymnasium forms part of the building's history and I wanted it kept – isn't there a covenant to keep it? "

Keeping the building open after hours is generally welcomed, providing there isn't a great increase to traffic

"The building looks a sufficient distance away from the nearby houses and does not appear to impact negatively upon them".

Note: The original pedestrian access into the main entrance of the building was via the junction between Chester Road and the A5152

"The new additions should not have a negative impact when looking out from the surrounding houses. This could be softened by planting and sensitive cladding".

