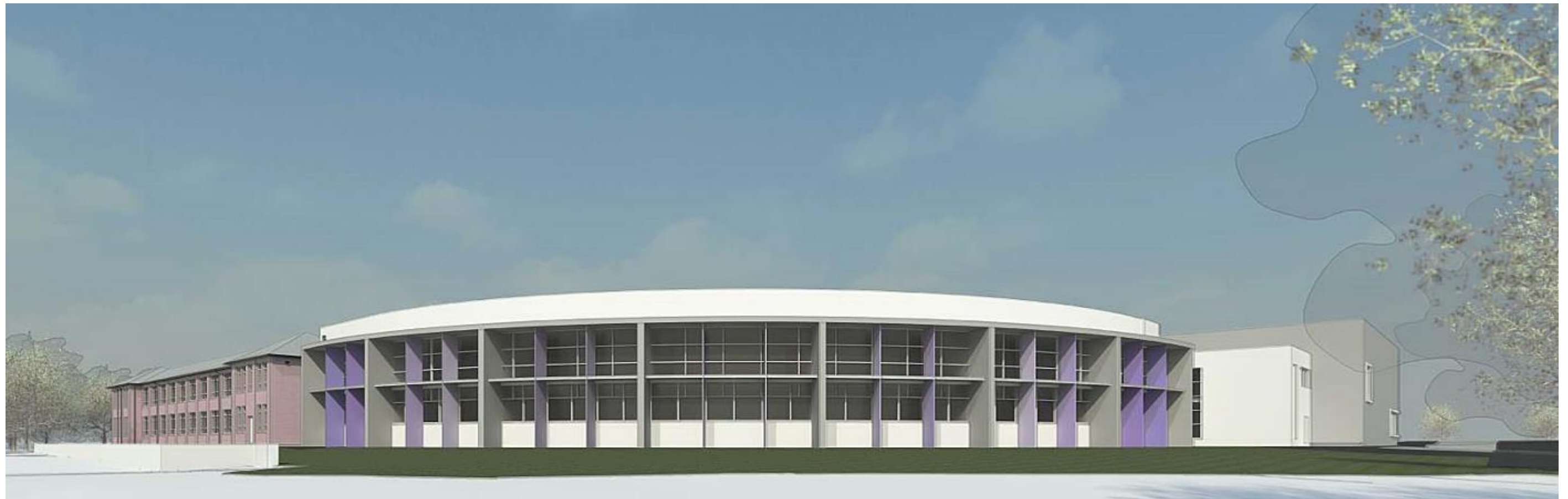


Outline Planning Application
The Groves: Phase 2
Education Facility for Coleg Cambria



Design and Access Statement
November 2014

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1.1 INTRODUCTION

1.1.1 COLEG CAMBRIA

Coleg Cambria 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 nearby Grove Park site and also in Bersham Road.

In August 2013 Yale 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 Llysfas making it one of the largest colleges in Wales and the UK.

1.1.2 EDUCATION FACILITY

In this outline planning application, Coleg Cambria are proposing to build new educational facilities and a sports hall in addition to the works proposed for Phase 1— (see section 8 and separate Full Planning Application for further details).

Please note that all 3D modeling images shown in this document are indicative only and show both the Phase 1 and 2 development.

The development site for Phase 2 lies adjacent Coleg Cambria's Yale Campus providing the opportunity for a further 300 student places.

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

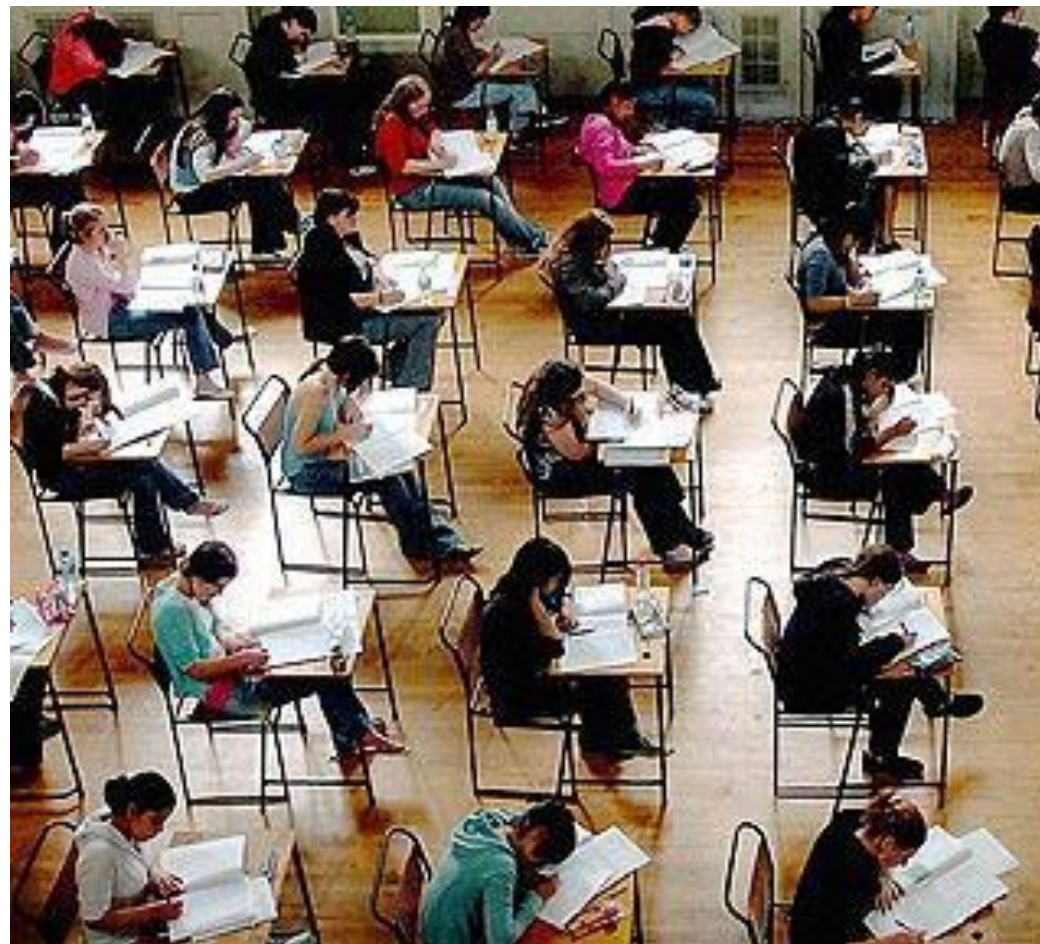
By locating the teaching resource on the former Grove Site, students will benefit from up-to-date facilities and broader curriculum choice.

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

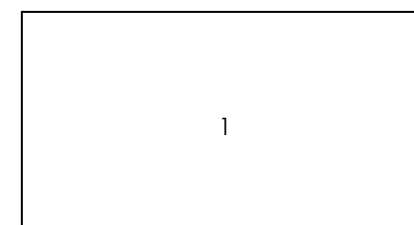
There is the potential for some facilities provided within the redevelopment to be made available for community use, such as the sports hall and meeting rooms. Some of these resources could be made accessible outside normal teaching hours, evenings and weekends and open to the wider community.

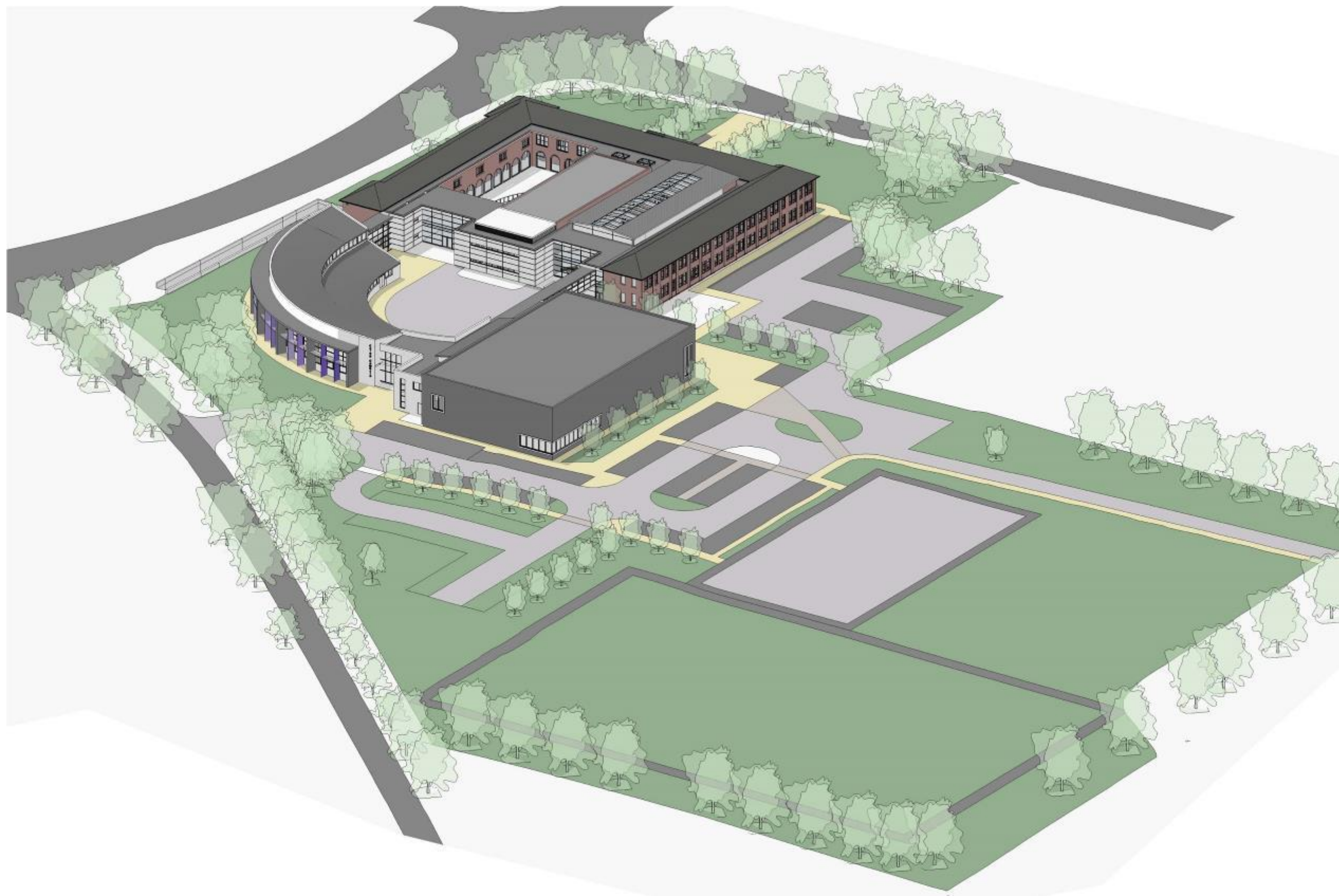
The redeveloped facility would provide a further 3,643m² of teaching space with associated parking, servicing, and landscaping.

Phase 2 proposes to use the same access points proposed for the refurbishment and and repair of Phase 1, in addition to repairing and bringing back into use alternative access points. As marked on the plans. Parking would increase to provide a further 70 spaces for staff and visitor parking, including 13 disabled spaces , and servicing, with an additional 50 overspill parking spaces.

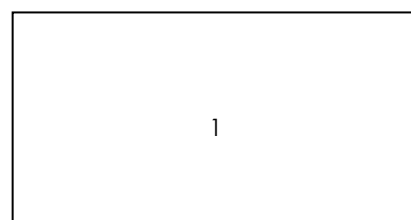


1 - 1.2 The facility aims to inspire students to learn

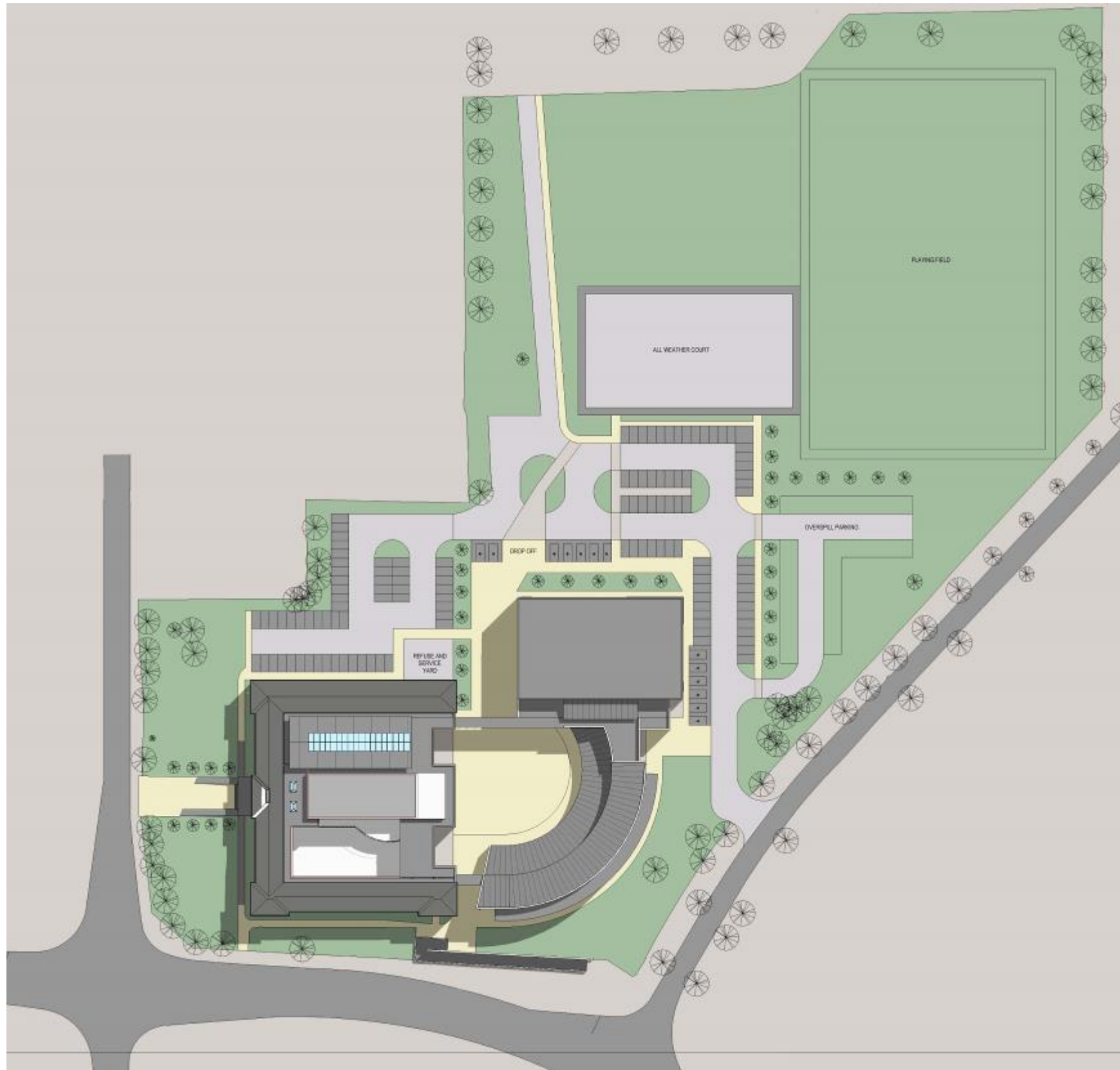




DESIGN AND ACCESS STATEMENT
PHASE 2—EDUCATION FACILITIES
THE GROVES



1 - 1.0 Impression of the proposed development viewed from the north east



- 1 - 1.0 The proposed site plan outline
- 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 proposed area for development looking from the south west
- 6 - 1.0 The proposed area for the playing fields looking north, showing the existing tennis courts

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1.0 BACKGROUND TO THE PROPOSAL



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PHASE 2—EDUCATION FACILITIES
THE GROVES

Ainsley Gommon
architecture : urban design

1.3 PHASING

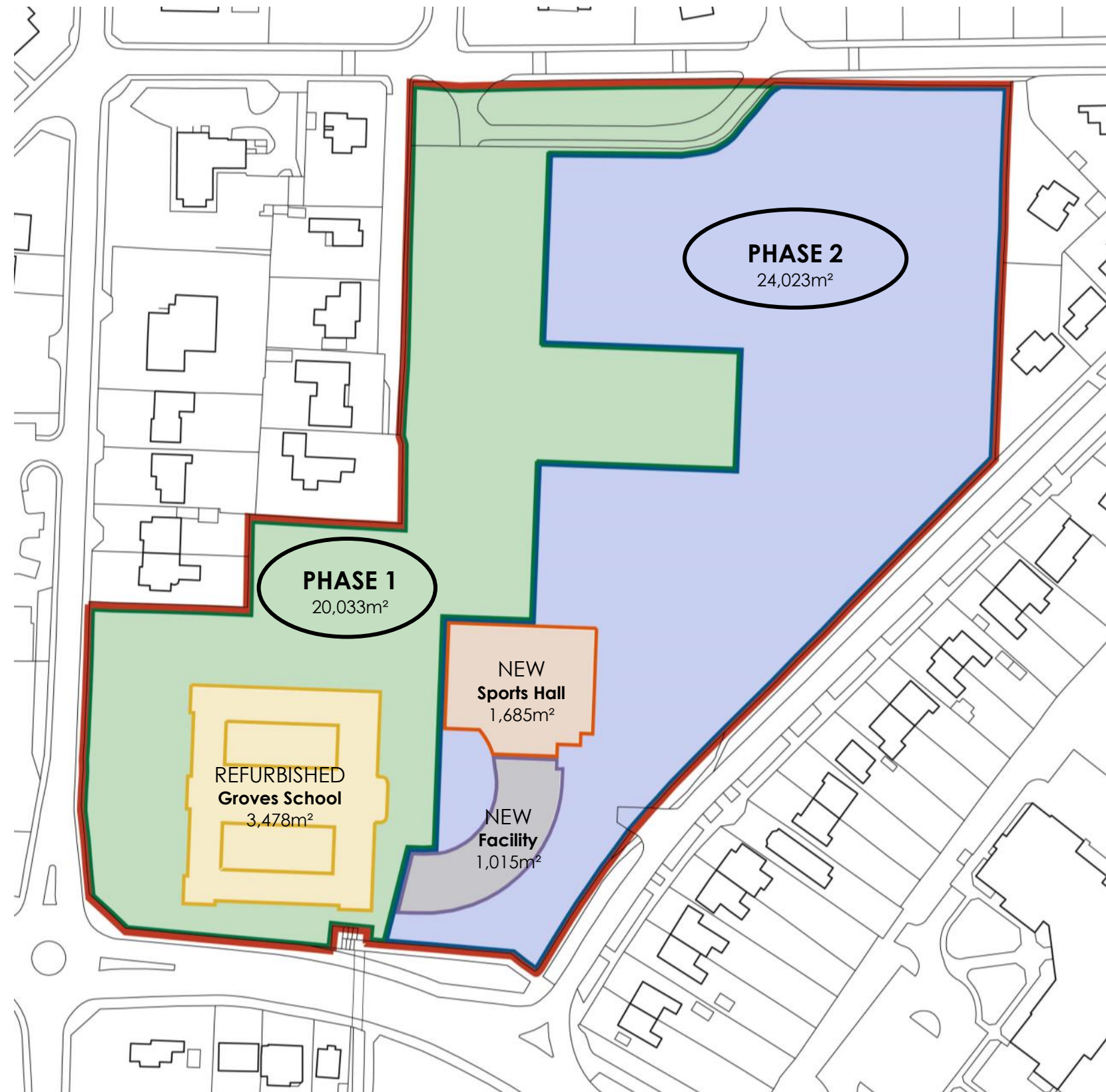
1.3.1 OUTLINE PLANNING APPLICATION: PHASE 2

This Outline Planning Application is for “Phase 2” and includes a proposed new Sports Hall, further teaching space, and associated external works and creates a sheltered amenity court linking all the buildings.

All proposals referred to in this report are shown indicatively for outline planning purposes.

1.3.2 FULL PLANNING APPLICATION: PHASE 1

This Design and Access Statement is to be read in conjunction with the separate 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”.



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

2.1 PROPOSED SITE LOCATION

Easting: 333678
Northing: 350839

The proposed development site is centrally placed within Wrexham and located just outside a Conservation Area, on surplus land to the north east of Yale College. The original Yale Campus to the south west of the site opened in 1998 after a three year refurbishment process having moved from Crispin Lane in Wrexham. Historical buildings on site include;

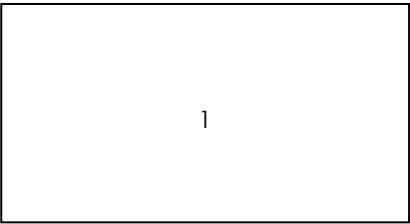
- **Wrexham & East Denbighshire War Memorial Hospital.** Built during 1918 to 1927 and closed in 1986.
- **The Groves Academy** was a 19th century private school on the site of Yale College's new buildings
- **Grove Park County School for Boys** opened in 1895 and provided a grammar school education.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

To the North, West and East of the site is a mature residential area. This area was an exclusive housing development built in the late 19th century onwards and many of the local residences are large fronting onto wide avenues (Park Avenue, Penmaes Avenue and Cragmillar Road) which have grass verges and mature trees. Alexandra CP School, Asda and other local amenities are within easy reach of the site

To the South, Powell Road (A5152) is an important distributor road linking the site to neighbouring areas, the College's Grove Park Campus and wide range of 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. The existing subway underneath Powell Road has been blocked off.



1 - 2.1 Aerial view of the site and surrounding context - note footprints of former school buildings highlighted in red above have subsequently been cleared by the Council





DESIGN AND ACCESS STATEMENT
PHASE 2—EDUCATION FACILITIES
THE GROVES



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- 1 - 2.1 The Police Tower
- 2 - 2.1 Former Wrexham & East Denbighshire War Memorial Hospital—now part of Coleg Cambria
- 3 - 2.1 Coleg Cambria's Grove Park Campus—Formerly Yale College of Further Education.
- 4 - 2.1 Grove Road
- 5 - 2.1 Park Avenue with its broad grass verges and mature trees.

2.2 DEMOLITION

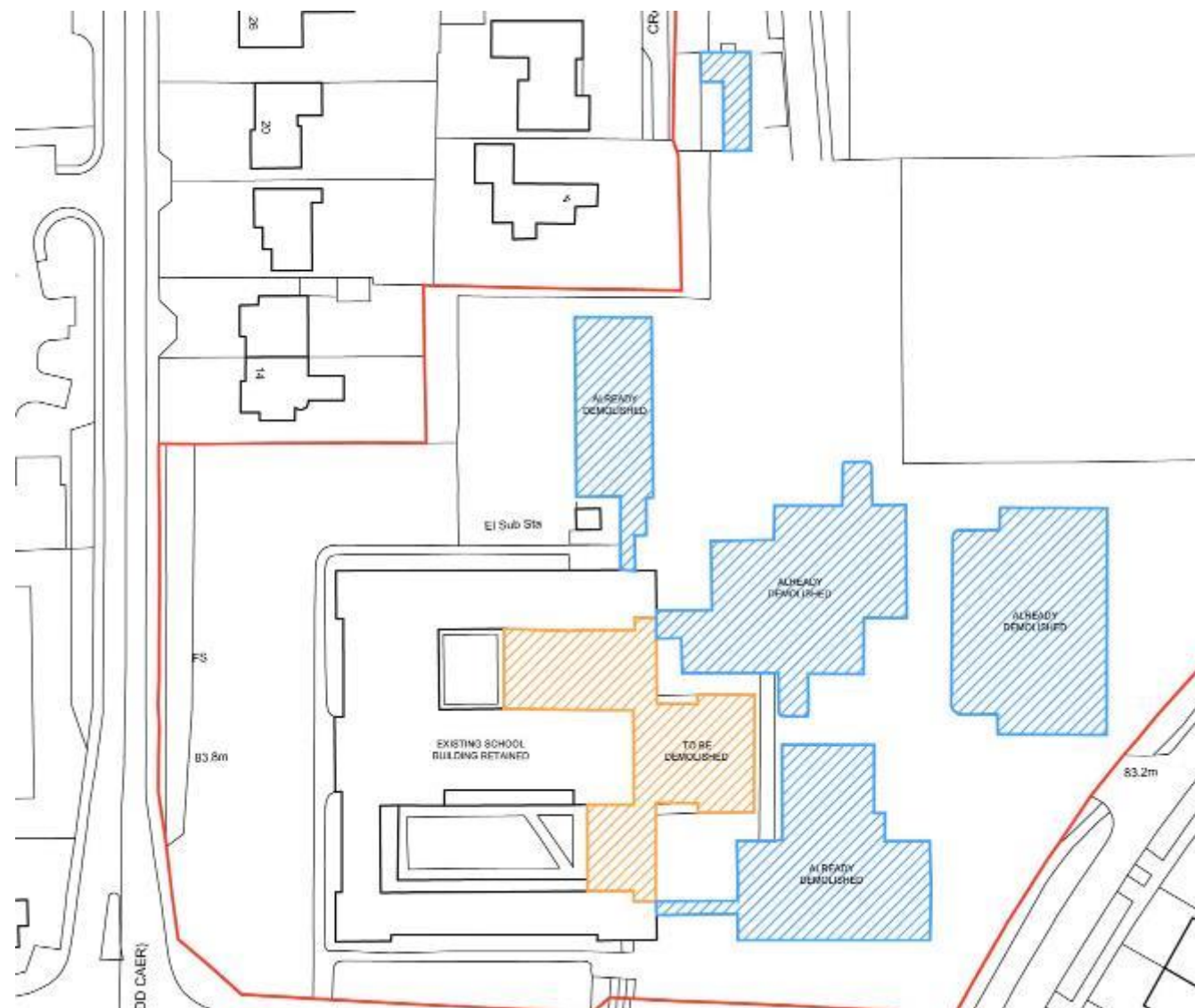
All buildings on site, with the exception of the school, have been demolished due to their state of disrepair, security threat, and health and safety risk. In addition, their demolition has reduced the Council's on-going maintenance burden on the site.

The previous buildings which were demolished in recent years consisted of;


- 4 Storey concrete block fronting onto Powell Road
- Sports Hall
- Substantial 'mirror-glass' teaching blocks
- Caretaker's bungalow


All demolition work was completed in 2013.

It is proposed that some further demolition on a more modest scale (hatched brown) will be needed to clear the way but this is covered in the separate detailed planning application for Phase 1.



Key

 Demolished buildings

 Buildings to be demolished



- 1 - 2.2 Demolition plan.
2 - 2.2 Demolition plan key.
3 - 2.2 Aerial view of site pre demolition facing west toward the city centre.
4 - 2.2 Existing Access onto Park Avenue with former teaching block subsequently demolished.
5 - 2.2 4 Storey former Teaching Block in concrete and glass fronted onto Park Avenue and Powell Road.
6 - 2.2 Aerial view of site pre demolition and looking north toward the residential area

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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. A subway fronts onto the site but this has been blocked up by the Council and fallen out of use.

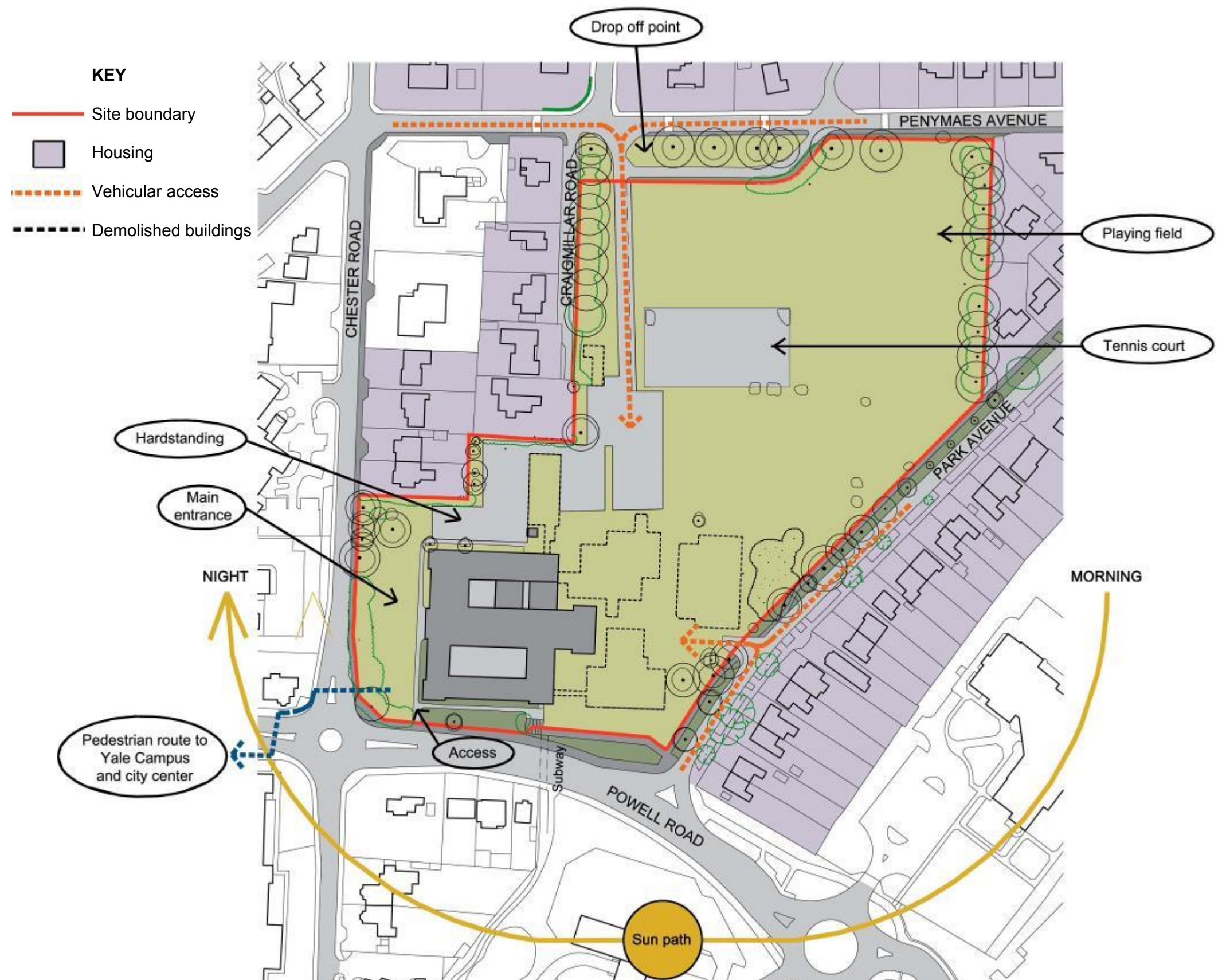
The site is bound by a mixture of roads and residential boundaries. These are;

- **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 distributor trunk 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.

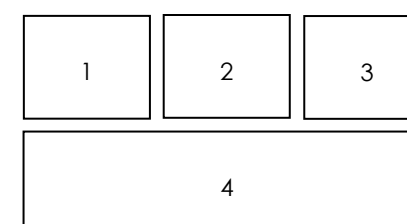
Following demolition, the site is largely open and sunny with significant potential for redevelopment for educational use. The site is reasonably level but slopes away gently to the north.



1 - 2.3.1 Site Analysis Plan



- 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 buildings looking south west. (The Gym to the left is proposed for demolition in the separate Phase 1 planning application.)



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PHASE 2—EDUCATION FACILITIES
THE GROVES

Ainsley Gommon
architecture : urban design

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.

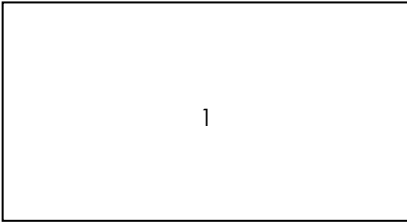
The school was later known as Bromfield School, before merging with St.David’s School and Ysgol Bryn Offa to form Rhosneigr High School and Ysgol Clymedog.

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 Historic photograph of the former Groves School for Girls showing projecting 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 building 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

The new interventions proposed forming this planning application will respect the clarity and dominance of the retained brick building, and seek inspiration from it's original features and form.



- 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 dado tiled wall details wrap round corners and staircases.
- 6 - 2.5.2 Feature windows with top, middle and bottom openings to allow rooms to be ventilated flexibly

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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.

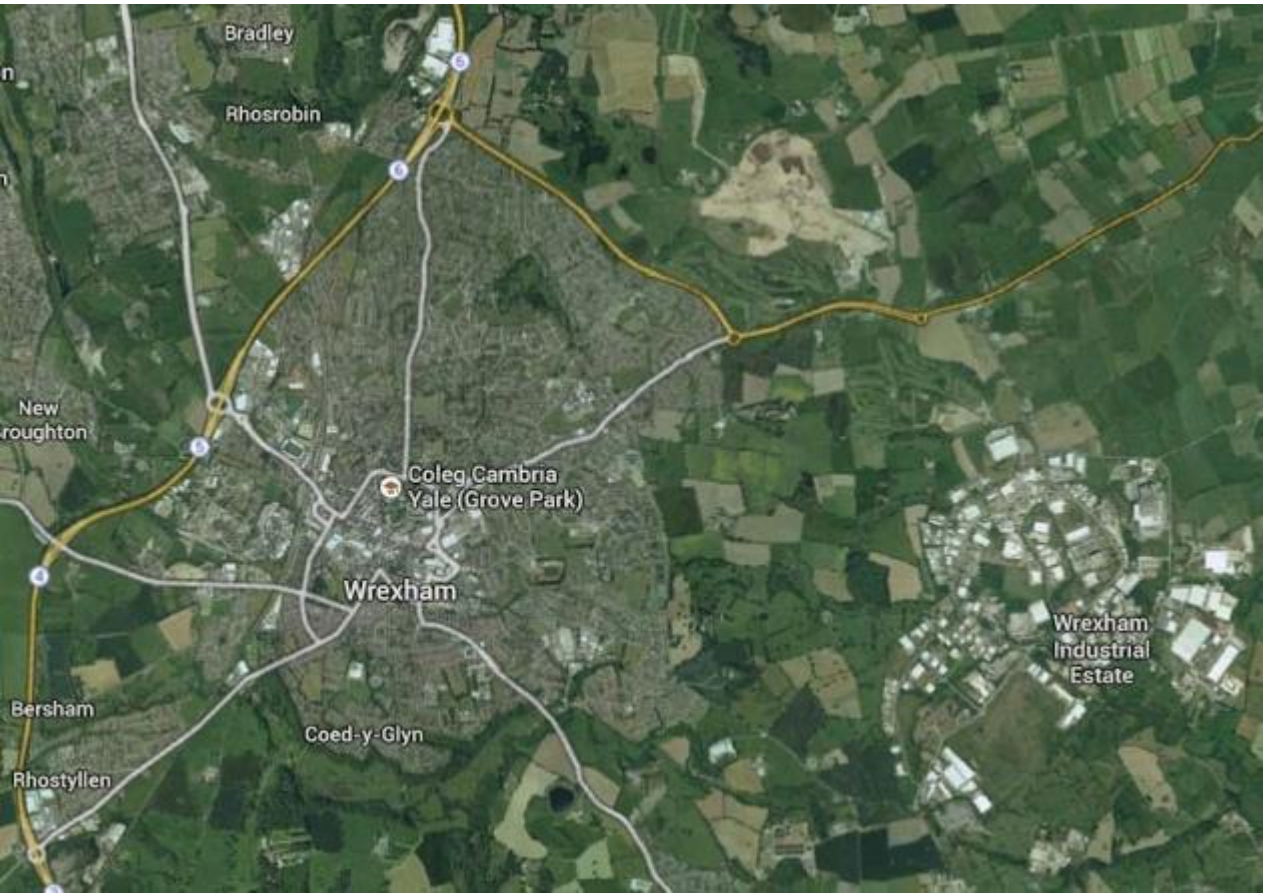
Today, Wrexham's economy has been transformed into a major high tech manufacturing, technology and services hub. Wrexham Industrial Estate is the UK's second-largest industrial park and among the largest in Europe.

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.

Coleg Cambria provide further education and vocational support for a wide range of students involved with local industry.

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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 Lager Brewery
4 - 2.6 Wrexham Industrial Estate employs a substantial number of local people with learning/training links to the College.

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

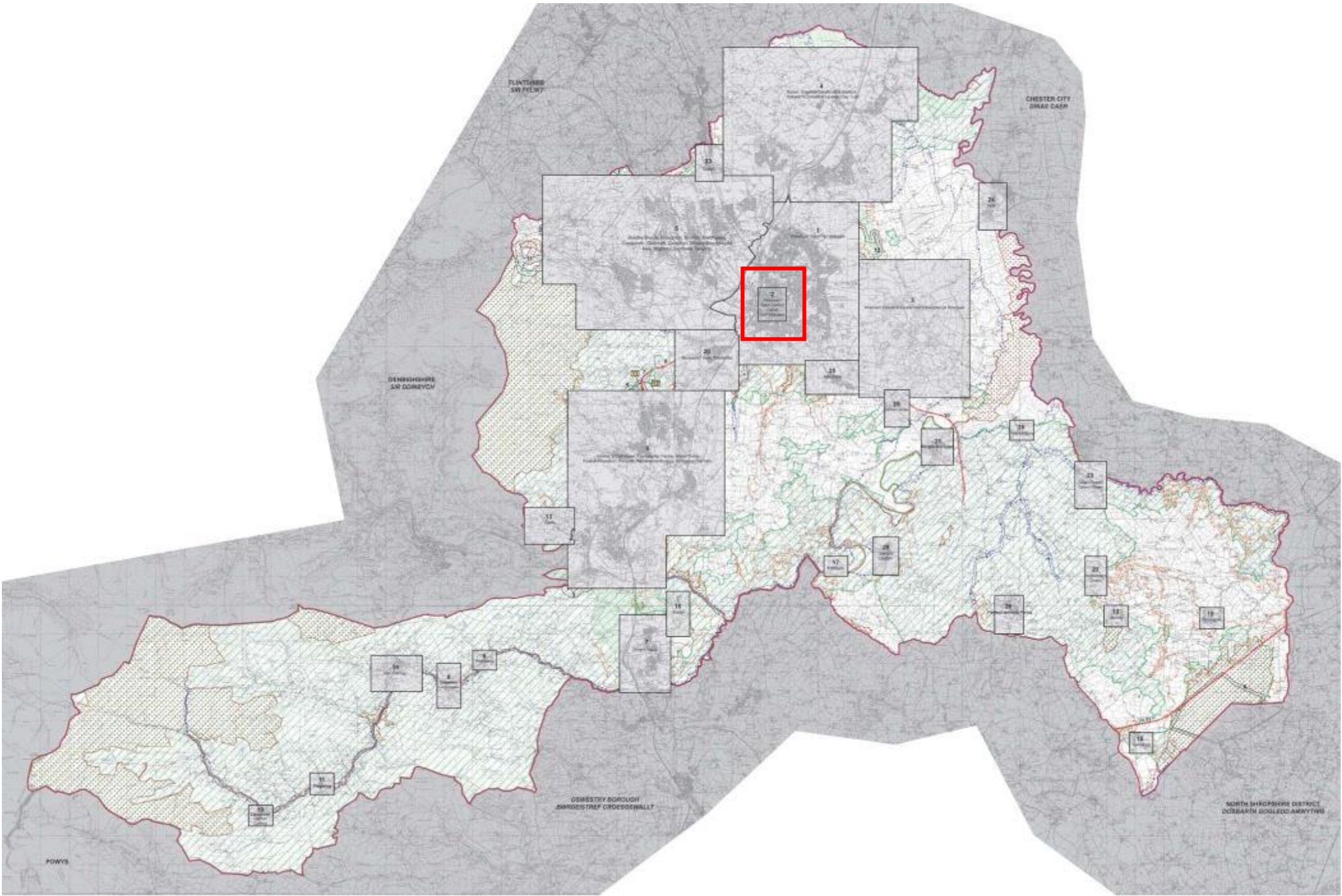
The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2009).

TAN 22: Planning for Sustainable Buildings

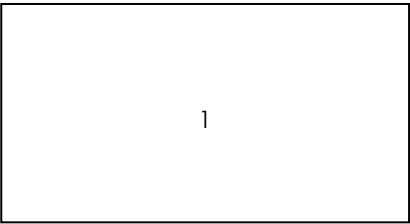
It is understood that buildings have an impact on their environment and contribute to carbon emissions both during their construction and use. Therefore utilising TAN 22 throughout the Planning process the development is designed to achieve at least the minimum sustainability standards and carbon emission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

2.7.2 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) 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 brownfield site. The landscaping proposals will maximise the existing site layout to minimise intrusions, and aim to improve the site's ecology value.
- 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.

Transport

- Policy PS8**
The proposals provide a range of travel options, and utilise the existing transport network

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 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 at Phase 1 which will benefit the development of Phase 2.

Policy EC16: Derelict Land

The derelict site is close to a residential area and communication route. The proposal aim to improve the derelict brownfield site so to improve buildings which 'seriously injure local amenity'.

Policy CLF3: Dual Use Facilities

The proposed playing fields and Sports Hall 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, and 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 Groves School is located on an

open field, which was previously used for recreation. The proposals to re introduce playing fields satisfy the policy as redeveloping this part of the site contributes towards the retention and enhancement of the existing school and the proposed 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

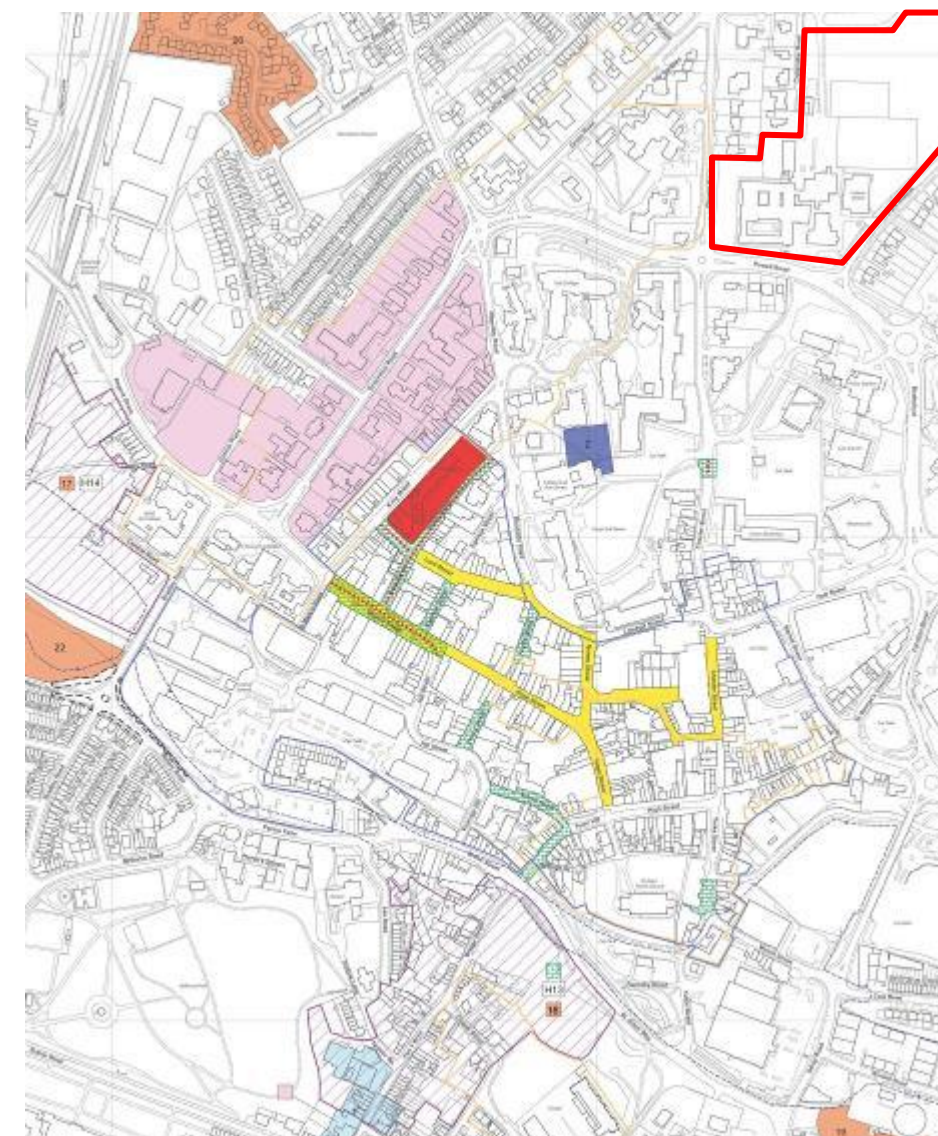
The A5152 Rhostyllen (A483) to Acton (A483) road including the Wrexham Inner Ring Road (located to the south of the site) is identified as a primary and core network. There are existing drop curbs en route the pedestrian route to the Yale Campus form the proposed site, where the A5152 road will need 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.

2.7.3 EDUCATIONAL COVENANT

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



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.

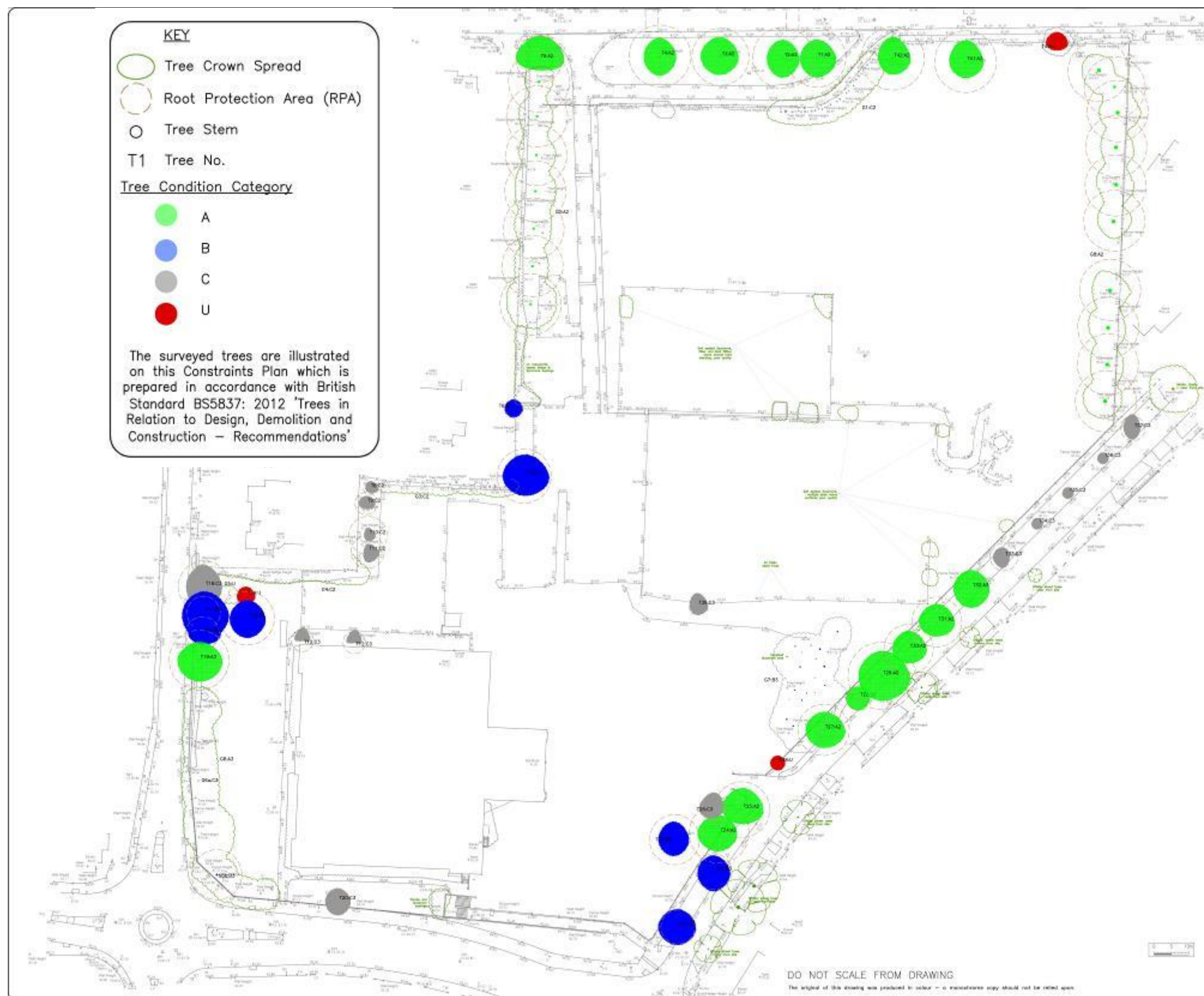
The scrub growth and sapling regeneration internal to the site and within the site's planted borders should be removed as part of vegetation management.

'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.



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;

3.2.1 TREES

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

3.2.2 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.

3.2.3 BATS

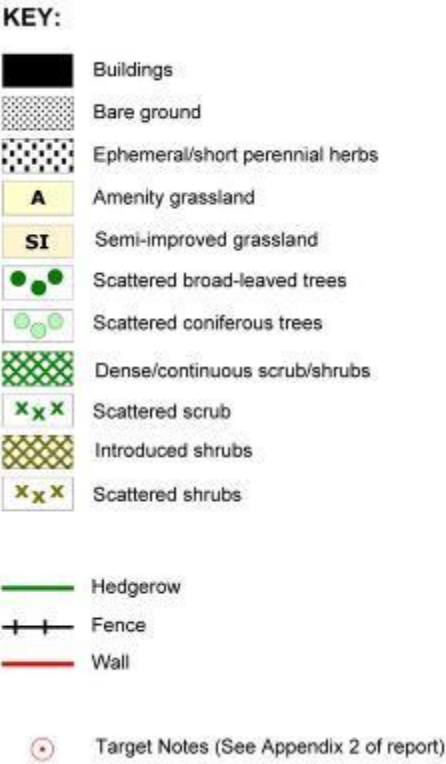
The pitched slate roofs and some of the mature trees have features which could be used by bats. Further surveys may be required if significant works will take place, particularly works to the roofs or eaves, or if the trees will be lopped or felled.

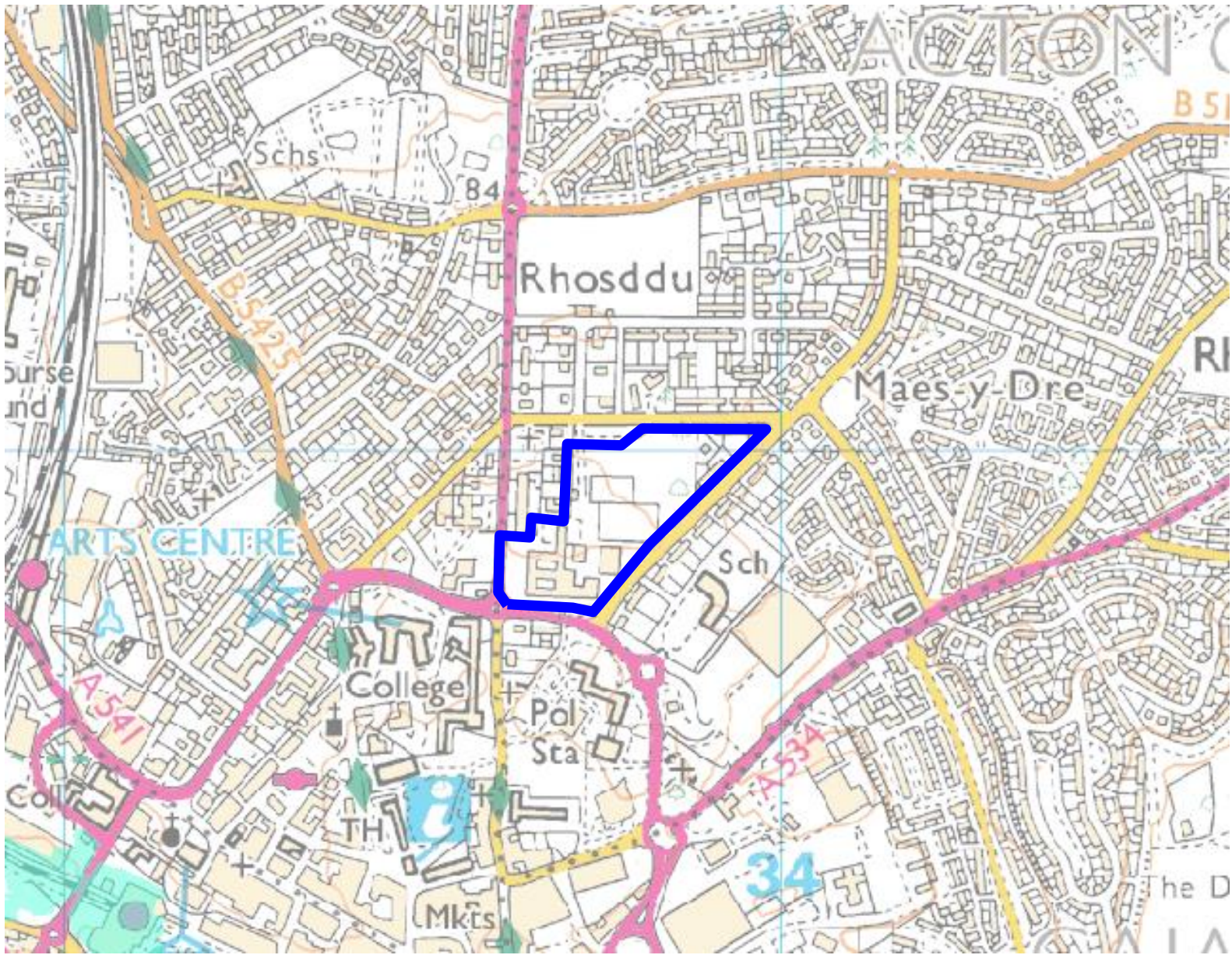
New external lighting on site has the potential to disrupt bat commuting and foraging activity. In order to minimise impacts light levels should be kept as low as possible and light should be directed towards the centre of the site and away from potential bat commuting routes at the site boundaries.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

3.2.4 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.





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.

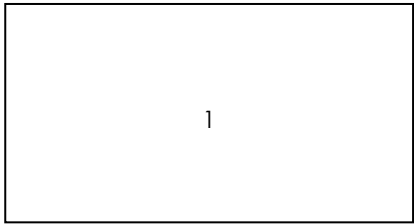
3.7 ASBESTOS

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.


These proposals for further development on this site to enhance Phase 1 has been specifically designed to extend the teaching facilities offered at Coleg Cambria's Grove Park and Bersham Road Campus's. By providing further expansion and opportunities to increase the range of courses and training to be made available to local people, Coleg Cambria will help raise teaching standards and opportunities for students aged 16 and over.

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 Project Team and senior College staff, the key objectives shown opposite were identified to help inform the development of the design brief.


4.1.2 SCHEDULE OF ACCOMODATION

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 Brief identified a requirement for teaching accommodation for around 500 Post 16 Students in Phase 1 and approximately 300 students in Phase 2 (this second phase).



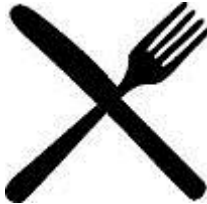
MAIN ENTRANCE

- Draught Lobby and barrier matting
- Main reception desk to have a clear and accessible design
- External courtyard space to be instantly recognisable
- Signage easy to find
- Height/ space/ natural light/ glazed frontage/ lighting/colour




CIRCULATION AND ACCESS

- Direct link to the Phase 1 development, creating a unified building
- Open and closed walkways allowing observation of space
- Accessible routes throughout the building
- Self study areas/ break out areas/ balcony spaces
- Maximum flexibility allowing areas of the building to close whilst others are functioning




SHARED FACILITIES WITH PHASE 1

- Kitchen and dining
- Atrium
- Services / planting
- Staff facilities
- Admin facilities
- WC's




COURTYARD

- Social space
- Vibrant and welcoming
- Semi enclosed / semi private




SPORTS HALL

- Flexible space
- Storage for equipment
- Changing rooms
- Viewing / observation areas
- Community Use



GENERAL TEACHING CLASSROOMS

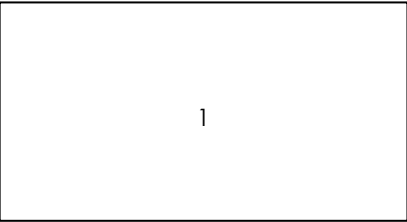
- Maximum flexibility for different teaching subjects
- Natural ventilation / natural light
- Observation - viewing windows/ screens onto circulation areas



EXTERNALS

- Use of clever external lighting to illuminate the facade
- Quality external spaces with planters and feature lighting
- Natural gathering point for main entrance
- Quality finishes which are low maintenance
- Staff and visitor parking only. Student parking permitted for special occasions

1 - 4.1.1 A summary of the brief's requirements



4.1.3 BERSHAM & GROVE PARK CAMPUS

A Feasibility Study was carried out by Ainsley Gommon 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 courses 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 around 500 student places initially with the further 300 student spaces in Phase 2 later as the range of curriculum activities being offered grows on the site.



- 1 - 4.1.3 The Bersham Road Campus
- 2 - 4.1.3 Aerial view of Bersham Campus showing the immediate context
- 3 - 4.1.3 Main route through Yale Campus
- 4 - 4.1.3 The former Wrexham War Memorial Hospital, now part of the Yale Campus

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DESIGN AND ACCESS STATEMENT
PHASE 2—EDUCATION FACILITIES
THE GROVES

Ainsley Gommon
architecture : urban design

4.2 EXISTING LAYOUT TO GROVES SCHOOL AND PHASE 1 PROPOSALS

Phase 1 proposes to strip back the Groves School 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 that will impact the proposed Phase 2 development;

Staircases (purple)

These comply with modern Building Regulation standards, and are ideally located to the east of the building to serve both Phase 1 and 2.

Corridors (brown) and cloisters (pink)

The existing corridors align directly with the proposed corridors for Phase 2, helping the building user feel a sense of familiarity and between both phases of work.

Rooms (blue)

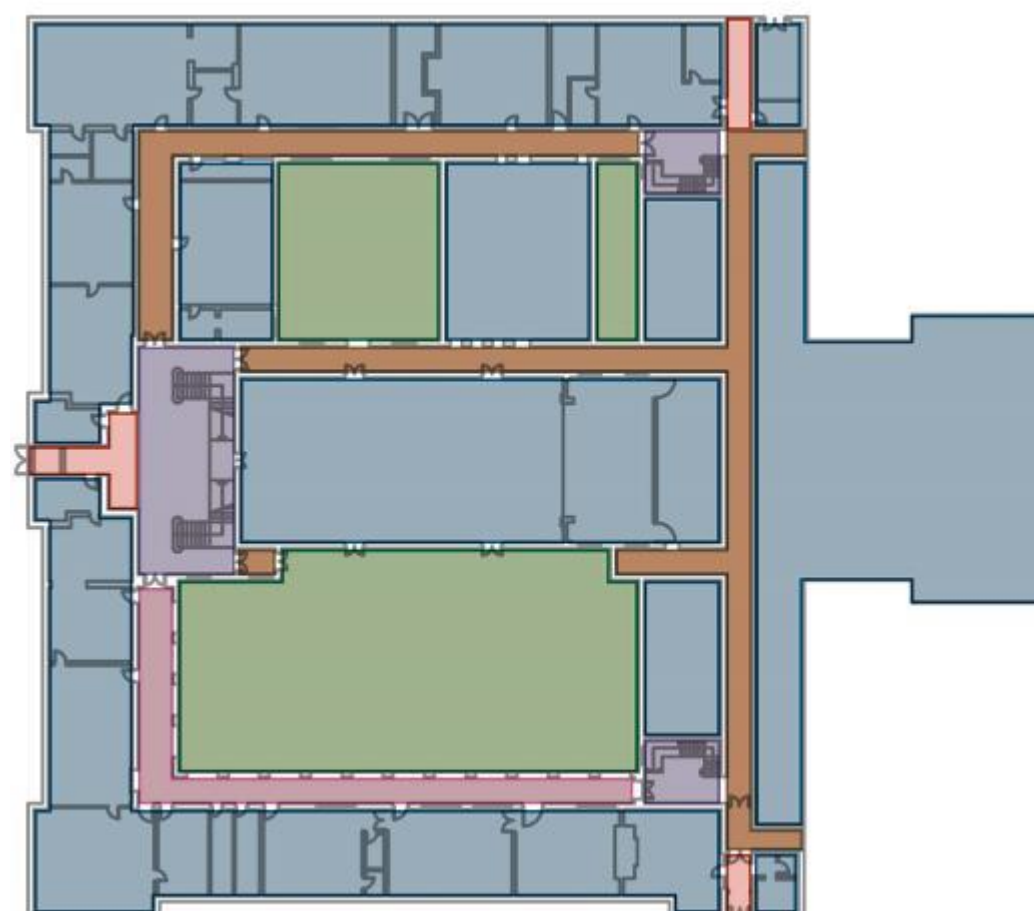
The existing classrooms are a suitable size to accommodate modern teaching facilities, ranging from 40sqm—80sqm. Phase 2 will continue with similar size rooms and layout, helping to create a unified approach.

External (green)

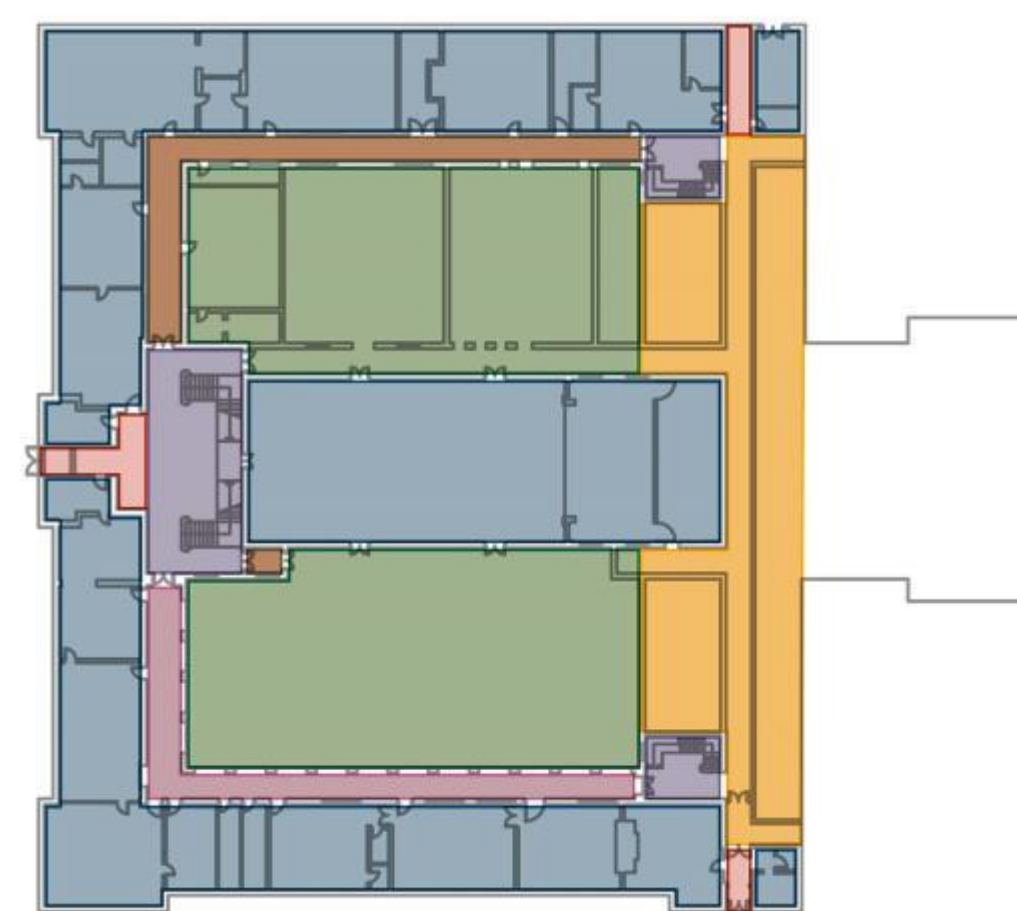
The south courtyard, lined with cloisters, is a pleasant space for recreation. The north courtyard is cluttered and unattractive; offering an opportunity to create a large flexible and social space, and to rationalize the plan to create a valuable teaching resource. Phase 2 will utilize the glazed extensions proposed for Phase 1 (shown in yellow), allowing building users to easily view these spaces, presenting a variety of spaces to meet, socialize and relax.

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

4.3 DESIGN DEVELOPMENT

We looked at layout options for new development which would relate sensitively to Park Avenue and where it meets the junction of Powell Road.

4.3.1 OPTION A: CONCAVE PLAN

The 'cupped' shape (left) creates a symmetrical landscaping area to the entrance off Park Avenue and the underpass below Powell Road.

Though providing informal and generous setting areas, the entrance would promote a hub for students, staff, and visitors to meet and congregate. A central axis running through the convex plan opens up to a modest courtyard, linking the existing school buildings and proposed Sport Hall. The facility could be single or two storey, allowing plenty of natural light to enter the courtyard.

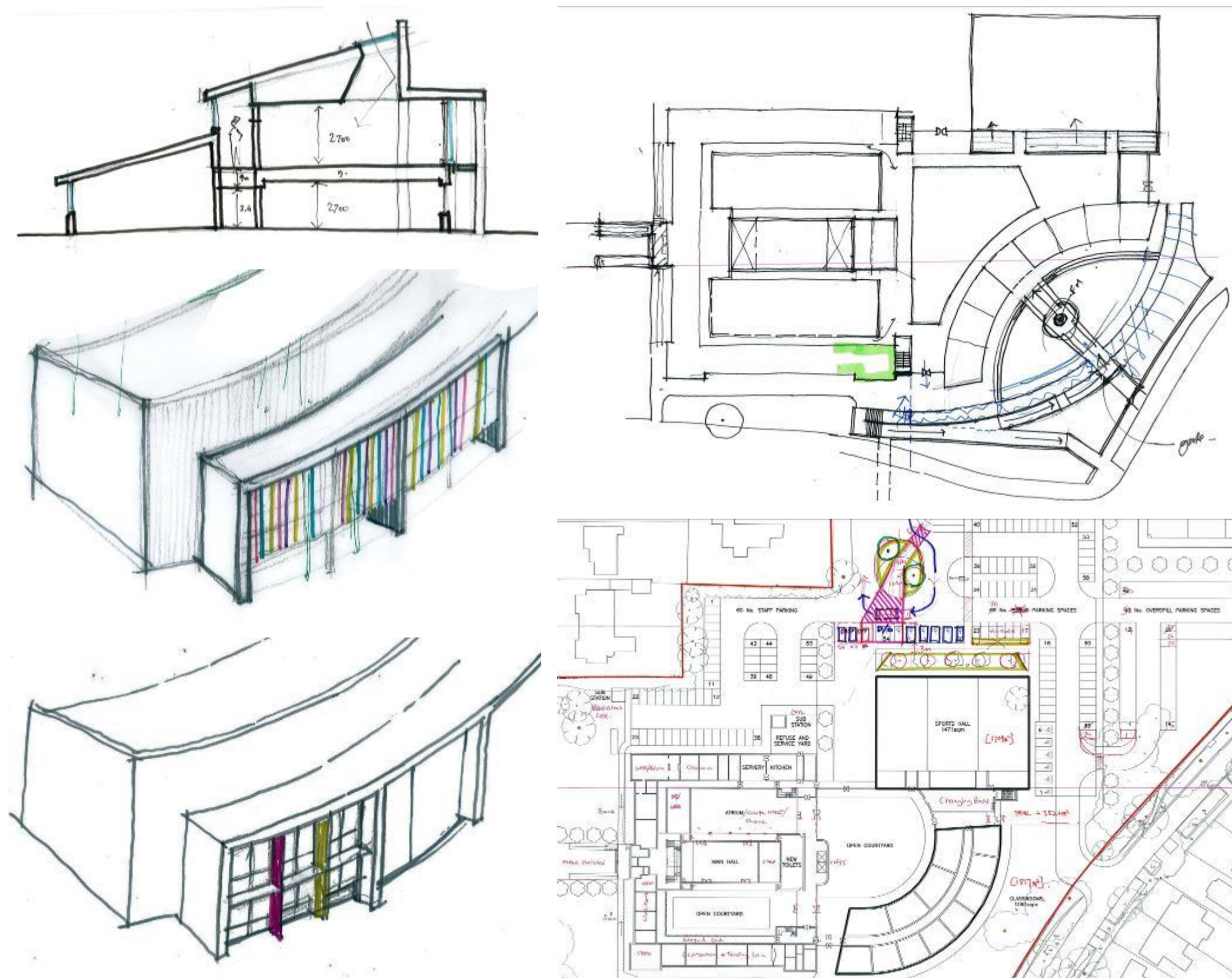
The convex shape steps back from the busy Powell Road, and reduces the developments impact upon the residential Park Avenue.

4.3.2 OPTION B: CONVEX PLAN

This layout is shown as a concave plan 'reaching out' to the Powell Road and Park Avenue junction. This allows Coleg Cambria to maximize the available space to provide additional teaching space while providing a larger sheltered courtyard linking all buildings.

The shape provides the opportunity to increase the scale of the two storey building, allowing plenty of natural light into the internal courtyard. The elevation creates a buffer against the noise from Powell Road, and continues the existing rhythmic elevation evident to the Groves School's south elevation. The shape maintains privacy to the residents of Park Avenue.

Option's B was seen as the best option to drive the design concept forward albeit the layouts remain indicative.



- 1 - 4.3 Two mono pitched roofs maximizing natural light
- 2 - 4.3 Developing bays to the south elevation, inspired by the existing proportions to the existing Groves School
- 3 - 4.3 Simplifying the bays
- 4 - 4.3.1 Concept sketch for Option A - concave plan
- 5 - 4.3.2 Concept sketch for Option B - convex plan

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5.1 PROPOSED LANDSCAPE AND LAYOUT

Vehicular access off Penymaes Avenue will be restored, and the new access point has been agreed in principle with the Highway's department. This includes improved pedestrian access into the site. In addition, it is intended that the entrance off Park Avenue will be restored, helping to reduce vehicular traffic to the site. Gates will be provided at the site entrance to ensure the site can be secured.

Coach and shuttle bus drop off points can be located from the North and East of the site served from Penymaes Avenue. A new drop off point is included within the new scheme near the building entrance. Students will be encouraged to use the shuttle bus which is linked with the Grove Park Campus, to help minimise pedestrian traffic across Powell Road itself.

Staff, visitor and disabled parking will be located well away from the busy Powell Road, and accessible to all points of entry.

The service yard provides direct access to the existing substation and kitchen. Please note the subway may be relocated to allow a more efficient use of space outside the kitchen. This is subject to cost, and planning approval.

Site boundaries are maintained with existing mature trees forming the majority of the site boundaries, and will be upgraded as required.

The main entrance to the Phase 2 development will be to the east, away from the main entrance to Phase 1 (to the west) helping to reduce pedestrian traffic. In addition, the design layout will allow Coleg Cambria to close some areas whilst others are functioning. For example, the Sports Hall could function whilst the remainder of the development is closed, negating the need to staff the whole building for security reason.



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1 - 5.1 3D impression of the proposal viewed from the southeast
2 - 5.1 3D impression of the proposal viewed from the north west

Classrooms will run in parallel off a central corridor. Rooms on the ground floor will open onto the courtyard to allow a flexible teaching arrangement. Break out private study spaces would be located on the first floor. All spaces are principally designed to offer flexibility for Coleg Cambria to teach, and for pupils to study.

The Sports Hall will be able to house a wide variety of sports, with associated changing and storage rooms, accessed off a welcome reception desk.

A Viewing Platform on the first floor would offer spectators the opportunity to watch activities in the Sports Hall.

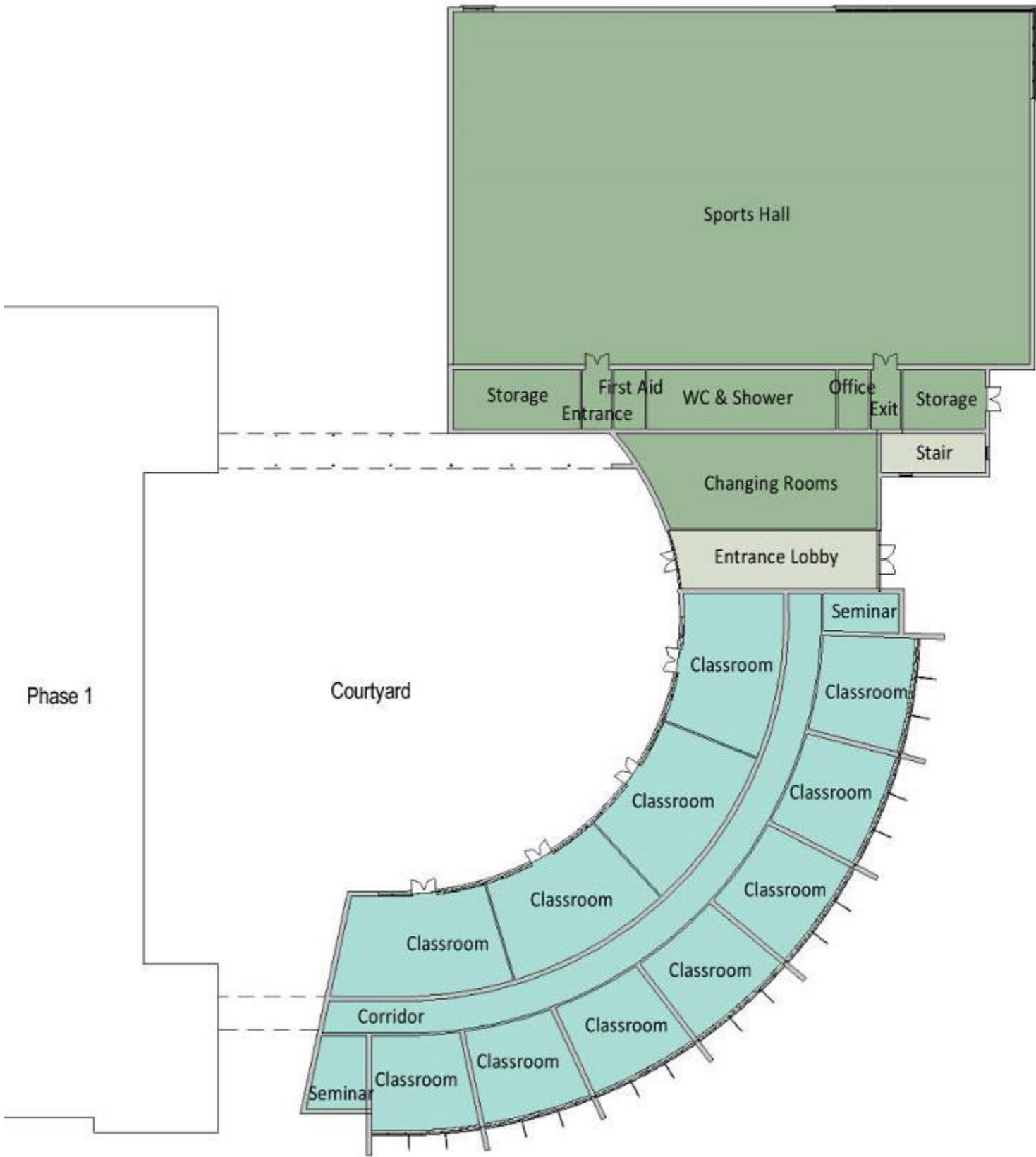
A Meeting Room on the first floor, adjacent a staircase, would provide an easily accessible space separate to the existing school.

Glazed Links between the proposed refurbished school and new development at first floor level would serve to unify the entire development. When entering the development under the links at ground floor level, their physical presence would help create a sense of arrival to the outdoor space.

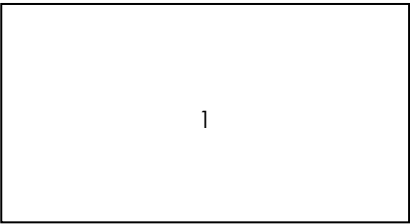
5.2 AMOUNT

Phase 2 proposes an approximate additional 3,643m² teaching space. This gross floor area total have been used to prepare the Outline Building Estimate.

	Ground Floor m ²	First Floor m ²	Total m ²
Sports Hall	1,685	285	1,970
Teaching Facility	1,015	658	1,673
Site			24,023



1 - 5.1 Ground floor plan — indicative layout as proposed



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 and pitched roof. 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. The existing two storey school would be suitable for Phase 1; and Phase 2 which envisages a sports hall and a two storey teaching block extension to satisfy Coleg Cambria's future plans and projected needs. Phase 1 easily accommodates 500 students envisaged, and Phase 2 offers future space and flexibility to grow the learning resources on the site.

It is envisaged that the new teaching facility could have a gentle mono pitched roof that maximizes usable space, allows sunlight into the two storey building, and softens it's impact upon the internal courtyard. It is similar in scale and height to the existing Groves School. Indeed, the proportioned bays to the south elevation are inspired by the proportion of the Groves School south elevation itself.

The scale of the Sports Hall is guided by the requirement to house a variety of recreational activities i.e. football, netball, basketball etc. Although the Hall is similar in height to the surrounding pitched roofed buildings at ridge level, a flat roof is proposed. A pitched roof cannot be achieved without increasing its height. A flat roof is therefore the most economical and modest solution. While the form of this structure is simple its massing is less than the scale of previously development on the site



- 1 - 5.3** - An impression of the south elevation facing Powell Road, viewed form the south west, showing the existing rhythm and bays to the former Groves School and indication of the proposed development taking shape to the east
- 2 - 5.3** - An indicative impression of the east elevation showing the scale and massing of the new teaching facility and the Sports Hall

5.4 APPEARANCE

The proposed appearance of the building is indicative at this stage. However it reflects the initial design aim to create an inspirational learning experience.

It is recognised that on this site there is the opportunity to create a building that will have a positive impact on the local surroundings and create a vibrant facility that people will want to attend and to inspire learning.

New additions proposed for Phase 2 would be designed to be different and distinct, yet would be inspired by the existing character of the former (retained) Groves Girls School. This will present a clear architectural language throughout.

The use of high quality insulated metal cladding and colour as a design tool were seen by the design team as a simple and cost effective approach and key to achieving the ideal of a vibrant learning environment. Inspiration was also taken from Coleg Cambria's own colourful and vibrant logo, and the colours chosen for the building reflect this.



1 - 5.4 An impression of the North Elevation
2 - 5.4 An impression of the East Elevation
3 - 5.4 An impression of the South Elevation
4 - 5.4 An impression of the West Elevation

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5.5 MATERIALS

All proposed materials are indicative at this stage and therefore may change.

The aim of these initial indicative proposals is to create a modern, well equipped facility with recognisable building features that students and staff will feel comfortable with and can enjoy. A palette of durable, sustainable, and sensitive materials would be considered later in the detailed design to reduce the impact of the new buildings while respecting the local vernacular.

Rendered walls

Coloured Render or similar through colour system might be used to contrast with the red brickwork of the existing building.

Metal roof

Standing seam metal decking or zinc Metal/aluminium cladding might be considered to contrast with the slate pitched roofs of the school building. This would also allow a gentler slope to slate and to reduce the building height and profile ensuring the older building's character remains. A Single ply membrane flat or low pitched roof is suggested for the Sports Hall.

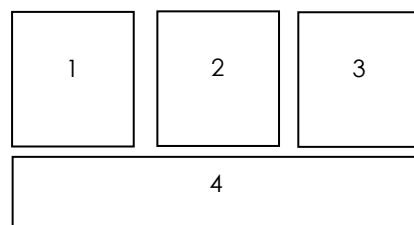
Cladding

A metal cladding system in a graduated colour from dark to pale is proposed to the vertical panels for the teaching facility. A steel frame with metal and curtain walling is proposed to the new Sports' Hall using a muted colours so not to impose upon the surrounding vernacular.

Windows and Glass

Aluminium composite double glazed windows are envisaged. The glazed link will allow views into the courtyard, helping to unify all buildings.

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 standing seam metal zinc roofs.
- 3 - 5.5 - Example of crisp render.
- 4 - 5.5 - An impression of the courtyard space, showing how the existing school and proposals for Phase 2 would form together around a new sheltered courtyard.

6.1 LANDSCAPE/TOWNSCAPE SETTING

From the outset these indicative outline proposals have been designed to work within the site and landscape context. This application also respects and recognises the existing site use for education and seeks to provide a platform for an exemplar campus to provide a first class learning environment.

The existing retained school 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

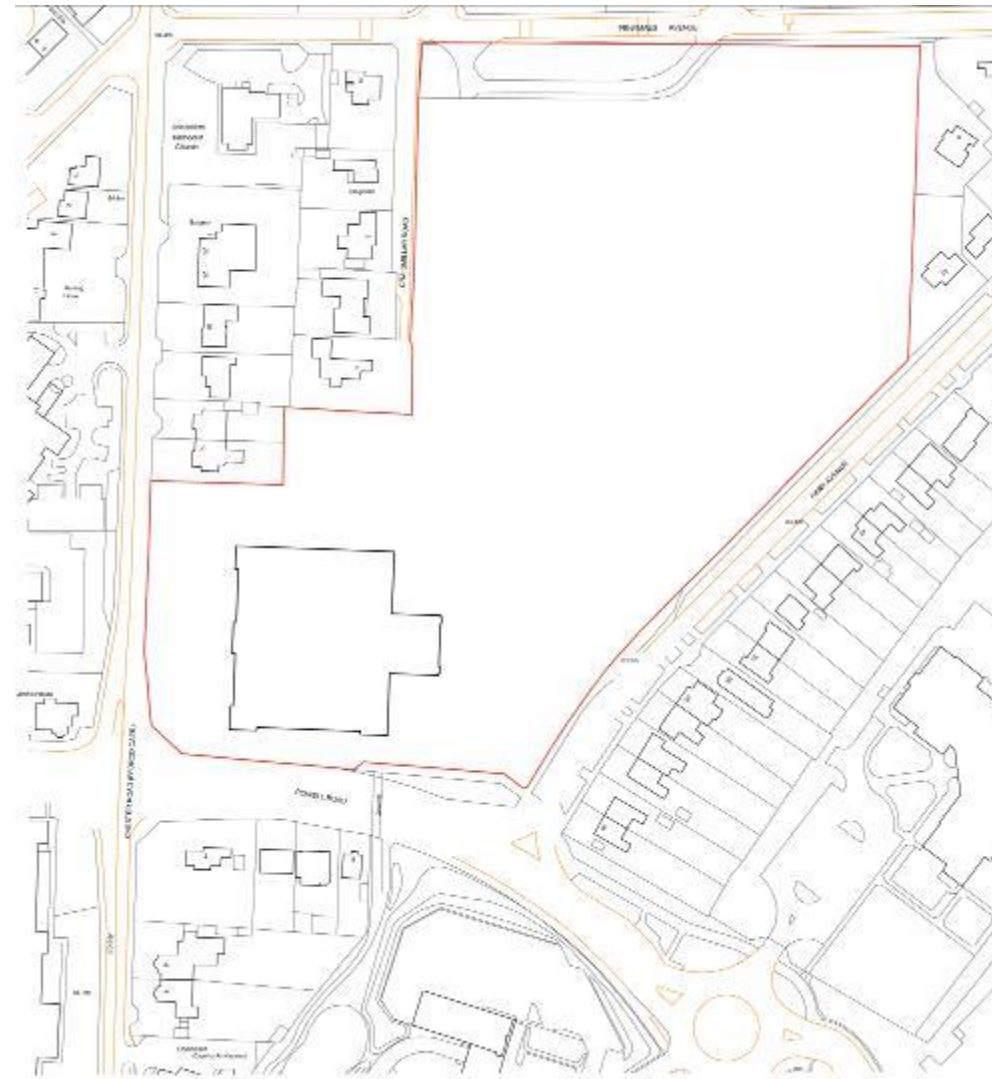
From the outset the proposed outline design for new development has been designed to work with the footprint and scale of the retained structures, its site and landscape context. The immediate surrounding vernacular mainly consists of two storey residential housing, and larger buildings further south towards the town centre.

The new proposed development would be highly visible from Powell Road and have some impact upon the surrounding residential area and Wrexham town centre. The form and scale of the outline application is indicative but has been designed to complement the existing urban pattern and the form of the local surroundings, while respecting the scale of the existing Groves School building.

A new landscaping scheme will be provided for the site and this will incorporate habitat areas, raised planting beds and soft and hard surfaces. The proposals present the opportunity to bring back life to a treasured site for students, staff and local residents to enjoy.

DESIGN AND ACCESS STATEMENT
PHASE 2—EDUCATION FACILITIES
THE GROVES

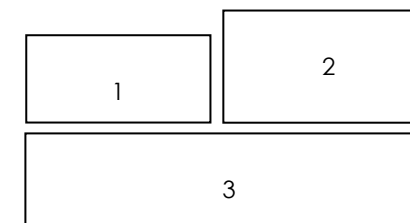
Ainsley Gommon
architecture : urban design



1 - 6.1 An aerial view of the development looking south towards the town centre

1 - 6.1 A site plan showing the site within its immediate context

1 - 6.1 3D impression showing the south elevation facing onto Park Avenue.



6.2 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. To the south elevation, the openings allow good levels light that will be controlled with the vertical metal panels to avoid overheating in the summer; whilst the external 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.

6.3 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 .

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.

6.4 WATER

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

6.5 WASTE MANAGEMENT

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

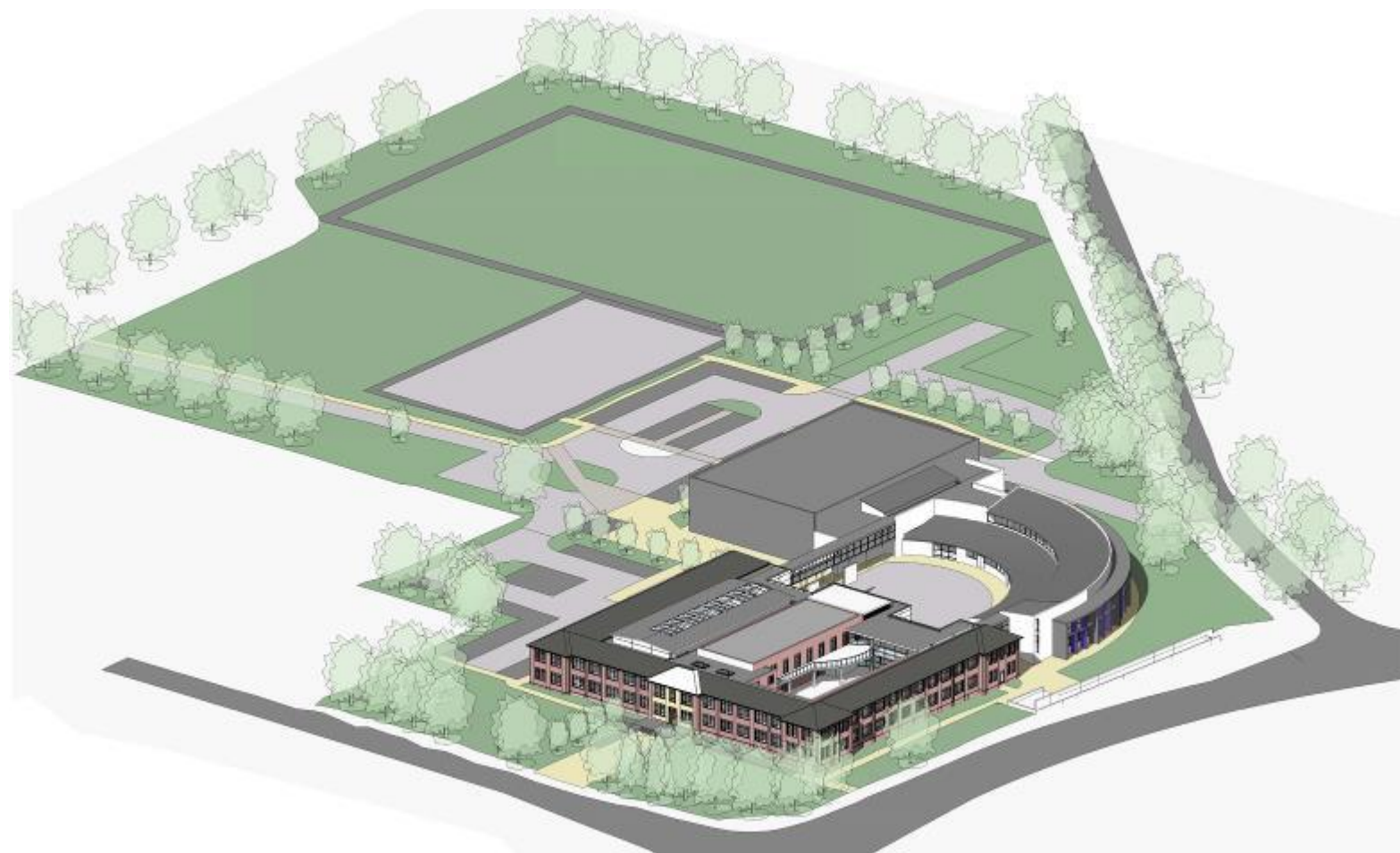
6.6 CLIMATE RESILIENCE

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.



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- 1 - 6.4 Flush toilets will be specified to reduce water usage
2 - 6.6 The building will be as energy efficient as possible so as not to contribute further to climate change
3 & 4 - 6.5 Residents will be encouraged to recycle



1 - 7.3 An impression of the development utilizing the central vehicular entrance axis off Penymaes Avenue, and re-introducing the alternative entrance off Park Avenue.

2 - 7.3 An impression of the proposed entrance from the East

7.1 VEHICULAR ACCESS

The existing vehicular access into the site is located off Penymaes Avenue and this will continue to be used. In addition, the entrance off Park Avenue will be restored and repaired to provide a secondary point of access.

7.2 PEDESTRAIN ACCESS

The main entrance into the refurbished school will remain off Chester Road. Phase 2 proposes an additional access point off Park Avenue and Powell Road. Secondary access will be off Penymaes Avenue. This will be safely managed around the vehicular access.

The subway under Powell Road is currently vacant and presents a maintenance problem. Wrexham County Borough Council own the passage, and at time of writing, its future remains unresolved.

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

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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

8.2 SERVICING

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

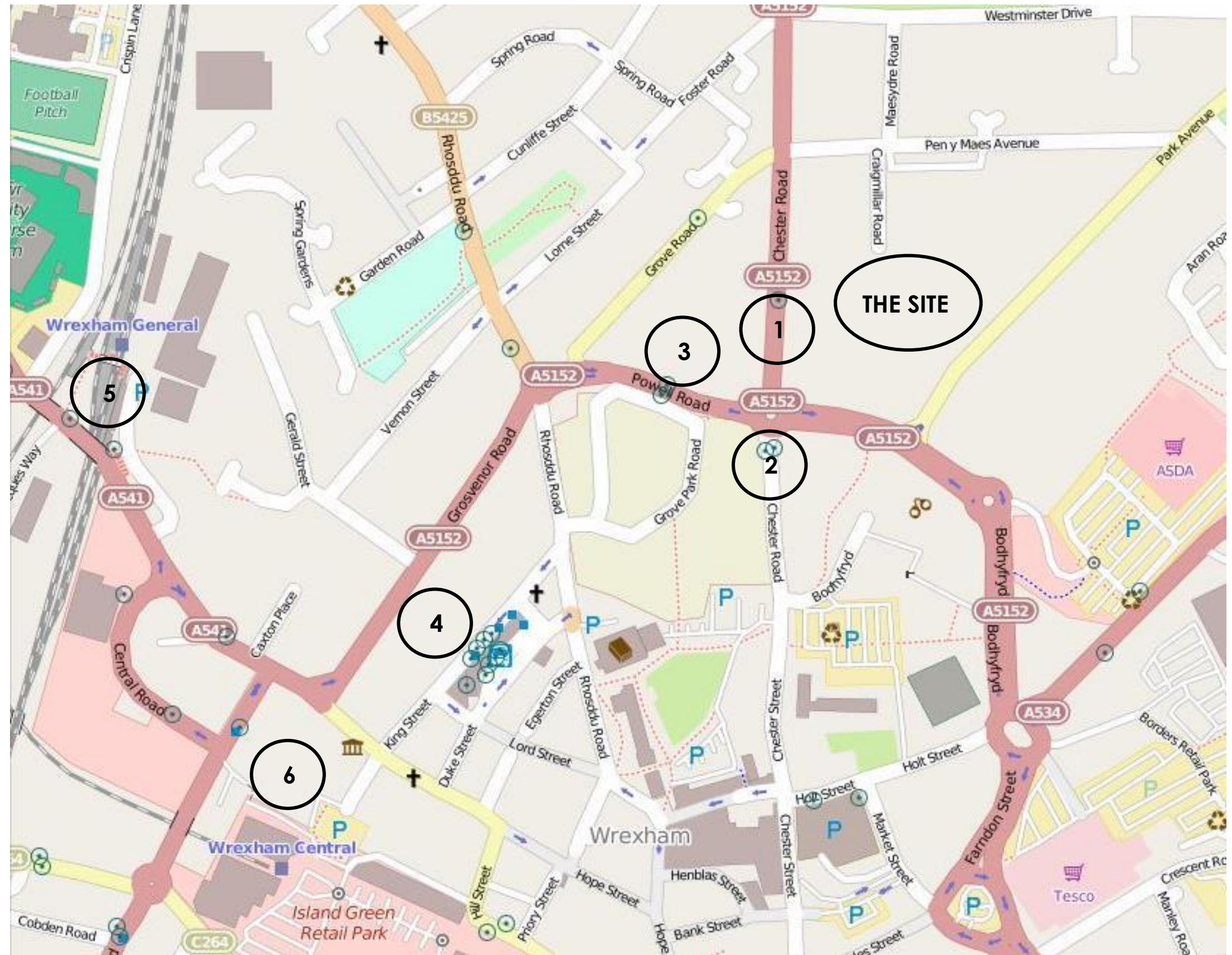
8.3 PARKING

The proposed development provides the following additional parking spaces;

- 33 spaces including 13 disabled spaces
- 50 temporary overspill spaces

8.4 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 of the existing Groves School, 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 An impression of the north elevation with a large amount of windows looking out onto the playing fields and parking spaces
2 - 9.2 Ariel view showing and looking from south west, showing an impression of the windows looking into the proposed courtyard to monitor activity

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DESIGN AND ACCESS STATEMENT
 PHASE 2—EDUCATION FACILITIES
 THE GROVES

Ainsley Gommon
 architecture : urban design

10.1 CONSULTATION

Whilst the design development has been fast moving from inception to planning submission, the level of consultation throughout has been intensive and stakeholders engaged continuously.

10.2 LOCAL AUTHORITY CONSULTATION

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

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

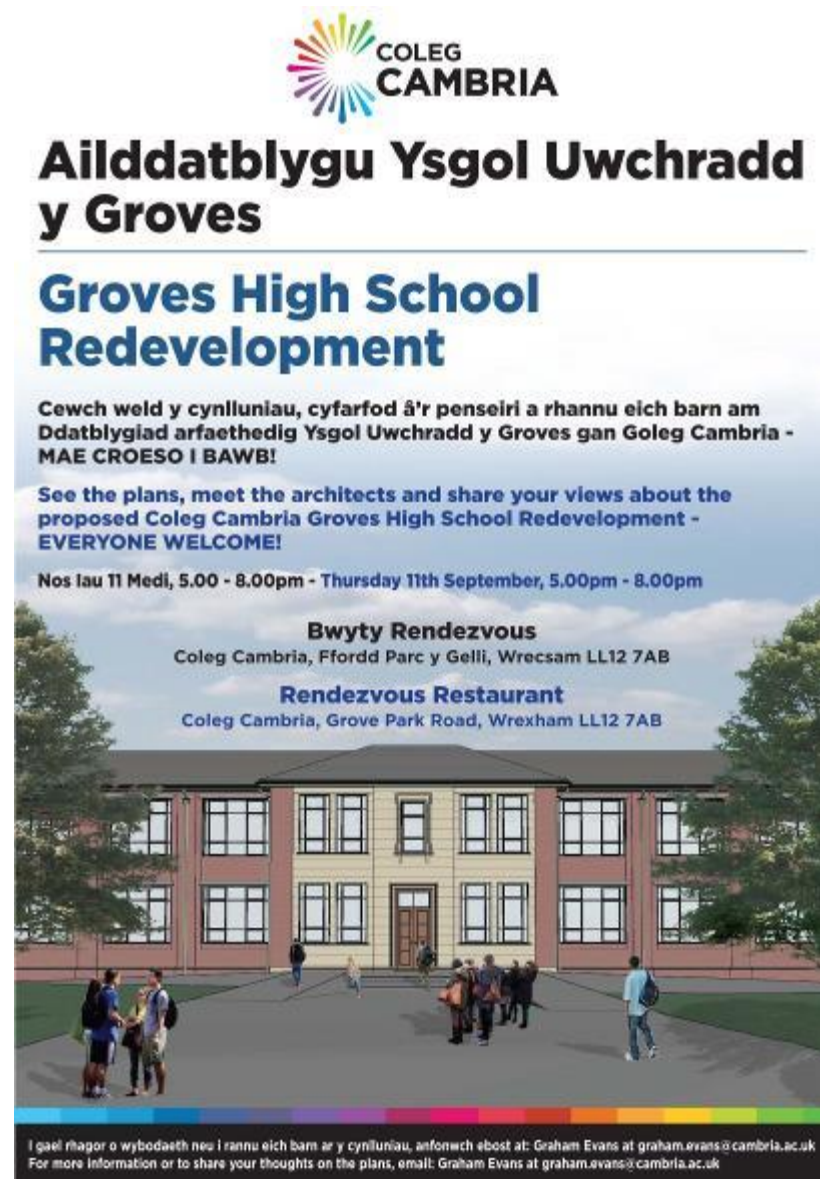
The scheme was well received and recommended for submission with no alterations to the proposals. The site is seen as a great opportunity to develop imaginatively whilst respectful of the important urban/residential setting.

10.3 PUBLIC CONSULTATION EVENT

A Public Consultation Event was held on the 11th September 2014 at the Grove Park (former Yale College) Campus 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 former Groves 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

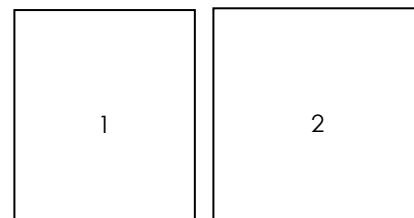
former glory for the benefit of the young people of Wrexham and surrounding areas."

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



"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?"

Note: The purpose of phasing and providing circulation via the proposed Link was received positively

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

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

Note: The Curve and massing was appreciated as a response to the site and brief; in particular when the link to the existing building via the proportioned bays was explained

"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".

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