STOK CAE RAS

REDEVELOPMENT PROJECT - DESIGN AND ACCESS STATEMENT

03/02/2025

POPULOUS

WRX-POP-KOP-XXX-RO-AR-000001

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TABLE OF CONTENTS

TABLE OF CONTENTS **3**

SUMMARY OF PROPOSAL **4 - 7**

1.1 INTRODUCTION 5

1.2 BACKGROUND 5

1.3 PROJECT GOALS 5

1.4 PLANNING POLICY CONTEXT 6

1.5 PLANNING HISTORY 6

1.6 PROPOSED PLANNING PROCESS 6

1.7 SCHEME SUMMARY 7

THE BRIEF AND VISION **8 - 12**

2.1 PROJECT BRIEF 9

2.2 PROJECT VISION 10

SITE CONTEXT ANALYSIS **13 - 25**

3.1 SCALE 14

3.2 LOCATION 15

3.3 CITY-WIDE CONTEXT & USER REACH 16

3.4 FAN DEMOGRAPHIC 17

3.5 VISITED LOCATIONS 18

3.6 SITE CONTEXT AND LOCAL LANDMARKS 19

3.7 SURROUNDING AREA USES 20

3.8 KEY INFLUENCES TO DESIGN 21

3.9 SITE VIEWS 22

3.10 SITE PHOTOS 23

3.11 EXISTING ELEVATIONS 24

3.12 SITE BOWL PHOTOS 25

DESIGN AND DEVELOPMENT **26 - 59**

4.1 HISTORY 27

4.2 LOCAL IDENTITY 28

4.3 WREXHAM INSIGHTS 29

4.4 WREXHAM: SENSE OF PLACE 31

4.5 HISTORY OF THE RUABON BRICK 33

4.6 RUABON BRICK 34

4.7 FLEMISH BOND 35

4.8 MATERIALS AND CONCEPT 36

4.9 CONTEMPORARY BRICK CONFIGURATIONS 37

4.10 BESPOKE BRICK SYSTEMS 41

4.11 DEVELOPMENT OF DESIGN 42

4.12 STRATA 43

4.13 INITIAL DESIGN PROPOSAL 44

4.14 UNRAVEL GRADIENT 47

4.15 FACADE LIGHTING 49

4.16 DEVELOPED STRATA 50

4.17 DEVELOPED DESIGN PROPOSAL 51

4.18 BAY VIEW 52

4.19 POLYCARBONATE ROOF APPLICATIONS 53

4.20 ETFE ROOF APPLICATIONS 54

4.21 KOP LED SCREEN 56

4.22 KOP HOSPITALITY SCREEN 57

4.23 KOP PAVA 58

4.24 PHYSICAL MODEL 59

THE PROPOSAL **61 - 84**

5.1 PROPOSED SITE PLAN 62

5.2 PROPOSED CONTEXTUAL ELEVATIONS 63

5.3 GROUND FLOOR PLAN 64

5.4 FIRST FLOOR PLAN 66

5.5 SECOND FLOOR PLAN 68

5.6 THIRD FLOOR PLAN 70

5.7 FOURTH FLOOR PLAN 72

5.8 ROOF PLAN 74

5.9 PROPOSED SECTION 76

5.10 EAST ELEVATION 77

5.11 PITCHSIDE / WEST ELEVATION 78

5.12 NORTH ELEVATION 79

5.13 SOUTH ELEVATION 80

5.14 OVERSHADOWING ON ADJACENT BUILDINGS 81

5.15 PLAZA VIEW 82

5.16 SIDE VIEW 83

5.17 BAY VIEW 84

LANDSCAPING **85 - 113**

6.1 LANDSCAPE OPEN SPACE STRATEGY 86

6.2 LANDSCAPE CONSTRAINTS 87

6.3 LANDSCAPE OPPORTUNITY 88

6.4 SITE PHOTOS 89

6.5 LANDSCAPE VISION 91

6.6 SITE USER GROUP 92

6.7 LANDSCAPE ILLUSTRATIVE MASTERPLAN 93

6.8 LANDSCAPE CHARACTER ZONES 94

6.9 CIRCULATION AND ZONING - MATCH DAY 95

6.10 SITE SECTION - MATCH DAY 96

6.11 CIRCULATION AND ZONING - NON MATCH DAY 97

6.12 SITE SECTION - NON MATCH DAY 98

6.13 LANDSCAPE SECTION 99

6.14 PLAZA SKETCH VIEWS 100

6.15 LANDSCAPE PAVING VISION 102

6.16 LANDSCAPE HARDSCAPE PALETTE 103

6.17 PLAZA LIGHTING 104

6.18 PLAZA LIGHTING INTENSITY 105

6.19 SUSTAINABILITY STRATEGY 106

6.20 LANDSCAPE PLANTING VISION 107

6.21 PLANTING PALETTE 108

6.22 LANDSCAPE FURNITURE AND BOUNDARY 109

6.23 LANDSCAPE BIODIVERSITY 110

6.24 BIODIVERSITY ENHANCEMENT 111

6.25 LANDSCAPE BIODIVERSITY WILDLIFE 112

6.26 BIODIVERSITY ENHANCEMENT 113

ACCESS **114 - 118**

7.1 INCLUSIVE DESIGN 115

7.2 WHEELCHAIR SPACES 116

7.3 THE EQUALITY ACT 118

7.4 BASIS FOR DESIGN 118

7.5 KEY CONSIDERATIONS 118

MOVEMENT **119 - 124**

8.1 PATH TO WREXHAM 120

8.2 APPROACHING AND DISTANT VIEWS 121

8.3 VIEW FROM LISTED UNIVERSITY BUILDING 122

ENVIRONMENTAL SUSTAINABILITY **125 - 126**

9.1 SUSTAINABLE DESIGN 126

COMMUNITY SAFETY **127 - 132**

10.1 COMMUNITY SAFETY 128

10.2 PROPOSED OPERATION OVERVIEW 129

10.3 SECURITY STRATEGY 130

10.4 SECURITY DESIGN PRINCIPLES 131

10.5 ENVIRONMENT QUALITY STRUCTURE 131

10.6 ACCESS, OWNERSHIP AND SURVEILLANCE 132

10.7 CRIME PREVENTION AND PHYSICAL PROTECTION 132

CONCLUSION **133 - 134**

11.1 CONCLUSION 134

FUTURE PROOFING **135 - 136**

12.1 FUTURE PROOFING 136

SUMMARY OF PROPOSAL

1

1.1 Introduction

This Design and Access Statement (DAS) has been prepared in support of the Section 73 Planning Application being submitted by Wrexham Association Football Club (Wrexham AFC), to amend Condition 2 of the existing planning approval for the development of the new Kop Stand at the SToK Cae Ras Ground.

This statement provides full details of the amendments to the approved design, which does not change the principal land use of the site as a Stadium, or the red-line site boundary. It includes details of the site and context for the development, along with details of the layout, scale, character, accessibility and appearance of the development.

This statement should be read in conjunction with the application's supporting documents, drawings and related technical reports.

1.2 Background

Wrexham Association Football Club is a Welsh professional association football club located in the north-west of Wrexham, Wales (LL11 2AH). Founded in 1864, Wrexham AFC is the oldest club in Wales and the third oldest professional association football team in the world. The Stok Cae Ras is the world's oldest international football stadium that is still hosting international matches, which gives it a very special place in the world of stadium design.

The Club has enjoyed success on and off the football pitch over the past few seasons, with back-to-back promotions from the National League up to League One and significant growth in their local and international fan base. This continues to support the development of a new Kop Stand and the opportunity to increase capacity at the Stadium.

The SToK Cae Ras is the largest stadium in North Wales and the previous Kop Stand was constructed in 1952, with the installation of concrete terracing at the Kop end of the ground. It was known officially as the Crispin Lane End or “Town End” and at one point was the largest all-standing terrace in the English Football League, with a capacity of over 10,000.

The Kop Stand was the oldest part of the ground, before being closed in 2008 on safety grounds. The Stand was subsequently demolished in Januay 2023, as it was deemed a health hazard and with the intention of replacing it with a new Kop Stand. A temporary Stand was opened at this end of the ground in December 2023, as a short-term measure ahead of the construction of the new Stand.

Planning permission for a new Stand was granted in January 2023, but following a review of the original scheme by the Club, Populous was appointed in October 2024 to prepare an amended design that reflected the growth in popularity and aspiration of the football club.

1.3 Project Goals

- Reinstate a permanent Stand at the Kop end of the SToK Cae Ras, to provide a complete 4-sided football ground and enhance the atmosphere on match days
- Increase the overall capacity of the SToK Cae Ras and expand the range of spectator facilities at the Stadium, while also future-proofing for later stages of development
- Contribute towards the delivery of UEFA category 4 facilities that can enable the return of international sport to the SToK Cae Ras
- Develop a design that is rooted in the heritage and identify of both the football club and the City of Wrexham and with an architectural response that is inspired by its context and place
- Deliver a fan-centric experience that enhance the match-day experience for all spectators, with a focus on atmosphere, comfort and accessibility
- Offer spaces that can be used by the community on non match-days, that foster engagement and interaction by local people
- Provide a sustainable design approach that looks to incorporate sustainable materials and energy-efficient systems, to help reduce the environmental impact of the Kop Stand and align with the broader goals of environmental stewardship.



1.4 Planning Policy Context

This amended design relates to an existing planning persimmon for a new Kop Stand and the policy analysis for that approval was undertaken in 2022.

The Planning Policy context for this Section 73 Application covering Welsh Government and Wrexham County Borough Council (WCBC) documents is set out in detail in the Planning Statement by Savills.

1.5 Planning History

The site has extensive planning history relating to its use as a football stadium. The planning history is fully explained in the Planning Statement by Savills that has been submitted in support of the application but the most pertinent applications relating to the Kop Stand and this Section 73 application are as follows:

P/2022/0725 Kop development for 5,500 spectator seats, inclusive of a 500 capacity hospitality area, with a 600 capacity non-match day exhibition space, new public realm and associated works

Granted 12/01/2023

P/2023/0907 Erection of temporary stand (capacity 2,289) with additional 20 wheelchair spaces (in retrospect)

Granted 10/04/2024

P/2024/1323 Extension to current temporary stand to increase capacity to 3,020

Granted 07/10/2024

P/2024/1452 Erection of concession stands, marquee, stage, fencing and associated works

Granted 10/12/2024

1.6 Proposed Planning Process

Planning permission was issued in January 2023 (ref: P/2022/0725 for the Kop Stand to be rebuilt with 5,500 spectator seats. This permission is implantable as the required pre-commencement conditions have been discharged.

As explained in the introduction, the internal layouts, design and materials of the approved Stand have been reviewed by the Club and Populous. This application seeks to replace the approved plans identified in Condition 2 of the extant permission with revised drawings. The correct planning process to facilitate this is an application submitted under Section 73 of the Town and Country Planning Act 1990. A fuller explanation of the process is set out in the Planning Statement by Savills.

The scheme amendments fall within key parameters that respect the existing planning permission (P/2022/0725), including:

Land Use – the revised designs do not change the principal land use of the site as a Stadium.

Application Site – the boundary of the Section 73 application is identical to the approved permission.

Scale – the massing of the revised design is very similar to that of the approved permission.

Capacity – the delivery of the revised design will still fall within the spectator capacity limit of 5,500.

Public Realm – the scope for public realm enhancements on the site remain similar to the approved permission.

The process requires updates to any supporting reports that are directly effected by the revised plans. This Design & Access Statement is key to explaining the design approach, the areas of alignment and difference with the existing planning permission, the updated floorplans and the rationale for the elevational treatment and choice of materials.

Here are amendments to other reports which provide updates on the drainage strategy, energy strategy, ecology appraisal and flood risk analysis. A full list of the planning applications deliverables is in the Covering Letter by Savills.



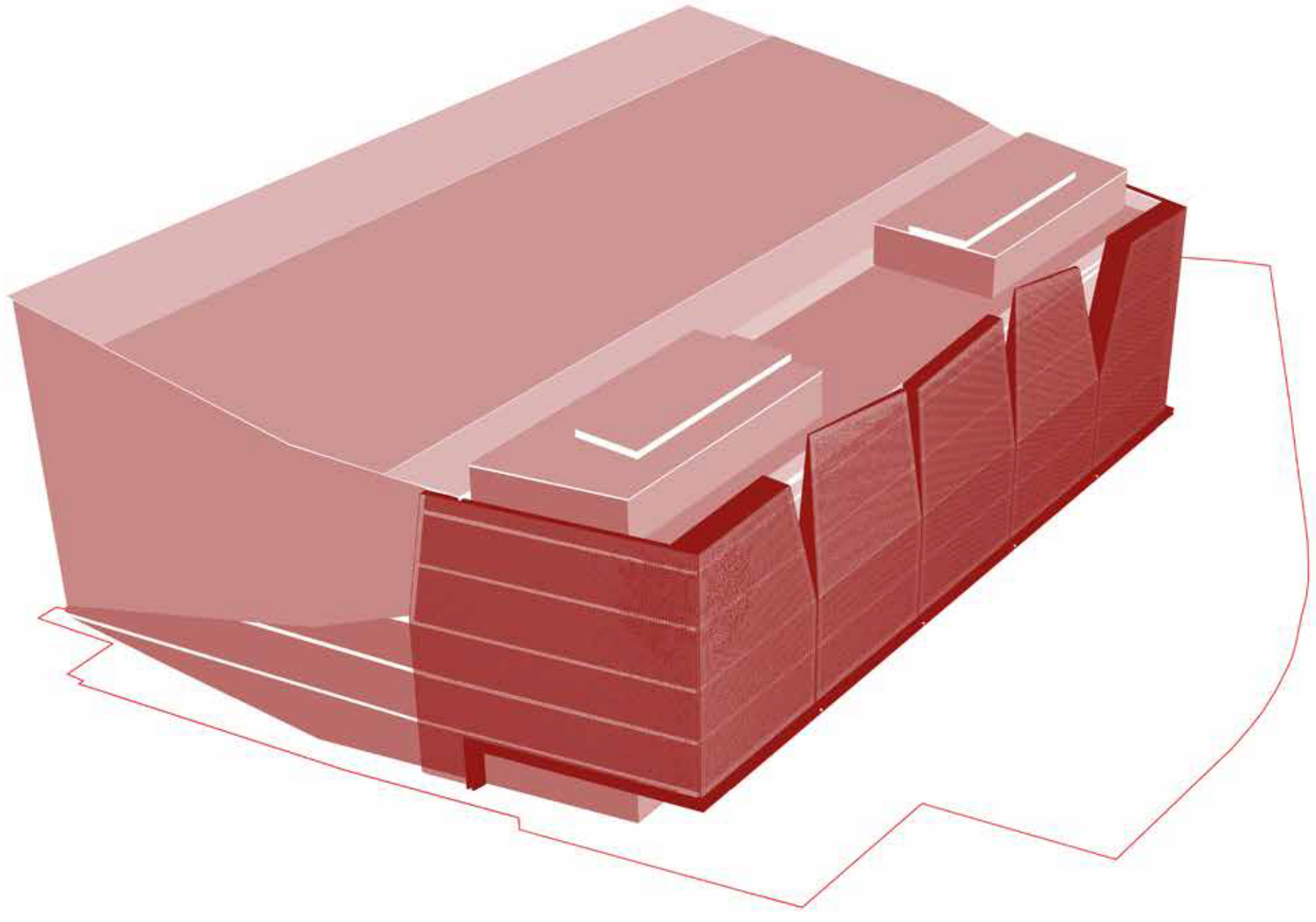
1.7 Scheme Summary

The Kop Stand is integral to the stadium and has rich history. The Populous-designed scheme provides the long-term answer to the challenges of the current situation, as the former Kop Stand was closed in 2008 and the Stadium currently has a temporary Stand at this end of the ground.

The Stand will provide 5,500 seats and incorporate a mix of General Admission and Hospitality offers for spectators attending a match, along with facilities for players and officials. It will also include a public plaza which will act as an arrival space for spectators on a match day and a new piece of public realm for local people and visitors on a non match day.

The new Stand will be the largest of the four stands enclosing the SToK Cae Ras and as such will become a key landmark for people entering or leaving the city of Wrexham. It will also have the ability to host conferences and exhibitions, in addition to events on the pitch. The amended design can facilitate access to a roof terrace at the top of the Stand as a unique feature which will allow views back over the City and create a new feature on the city skyline.

The development of the new Kop Stand, together with other projects to deliver a UEFA Category 4 stadium, will facilitate the return of international sport to the SToK Cae Ras and enhance the provision of sport and entertainment to the city of Wrexham and the wider North Wales catchment. It will also contribute to the wider aims and aspirations of the Wrexham Gateway Project, which aims to regenerate key sites and transport infrastructure around Mold Road.



BRIEF AND VISION

2

2.1 Project Brief

The new Kop Stand at SToK Cae Ras should provide 5,500 seats, with a mixture of General Admission and Hospitality seating offers throughout the stand. It will provide extensive food and beverage and toilet facilities that meet the appropriate standards in provision, as well as other supporting facilities like a Club Shop.

It will provide a range of hospitality offers that can support multiple types of matchday experiences, but also provide a range of flexible spaces that can be utilised for a number of uses outside of match days, including opportunities for community and commercial use.

The Stand will also cater for other opportunities to host facilities that are currently limited within the Stadium, such as players, officials and media facilities, which could provide a unique opportunity to develop the strong links between players and spectators at the ground.

The seating bowl will provide seats with unobstructed views of the field of play and incorporate accessible seating positions in different parts of the Stand to meet appropriate design and accessibility standards. Some rows are to be provided with a metal rail that can support the provision of safe standing within the seating bowl, without obstructing views when sitting down in the seats.

The seating bowl will also be designed to provide the opportunity to increase seating capacity in the future, to ensure that the Stand is future-proofed to support increases in demand that might arise in the future.

The design of the external façade will seek to create an authentic aesthetic which grounds the Stand in the history and heritage of the city of Wrexham, while also providing a forward-looking identity that creates a strong and unique destination for both the club and the local community.

The public plaza between the Stand and Crispin Lane will provide a gathering space for spectators on a match day, as well as providing safe and secure access for player and officials, but also create a new piece of public realm for everyone to enjoy on a non match day.



2.2 Project Vision

The new Kop Stand at the SToK Cae Ras looks to create a unique piece of stadium architecture that is both authentic and unique in its approach to hosting spectators for sporting events. Its design takes inspiration from the local brickwork to link it to the generations of fans that have visited the ground in the past, while providing a striking form and profile that looks to the future development of the Club.

The angled planes and carved form of the brick façade echo the strata of coal and slate seams that represent the industrial heritage of the local area, while the contemporary approach to brick detailing enables layers of transparency to be created across the façade that respond to the desire of the Club to be an open and integral part of its local community.

The provision of a Club Shop and Pub/Bar opening directly off the public plaza, together with a range of flexible spaces throughout the stand and a roof terrace on top of the building, provide spaces and facilities that can be used by the local community throughout the week, in addition to enhancing the matchday experience for spectators.

The inclusion of the players and officials facilities within the Stand allows the opportunity for fans to have a unique experience of welcoming the players onto the field through a player tunnel in the heart of the Kop Stand, providing another unique experience at the stadium.

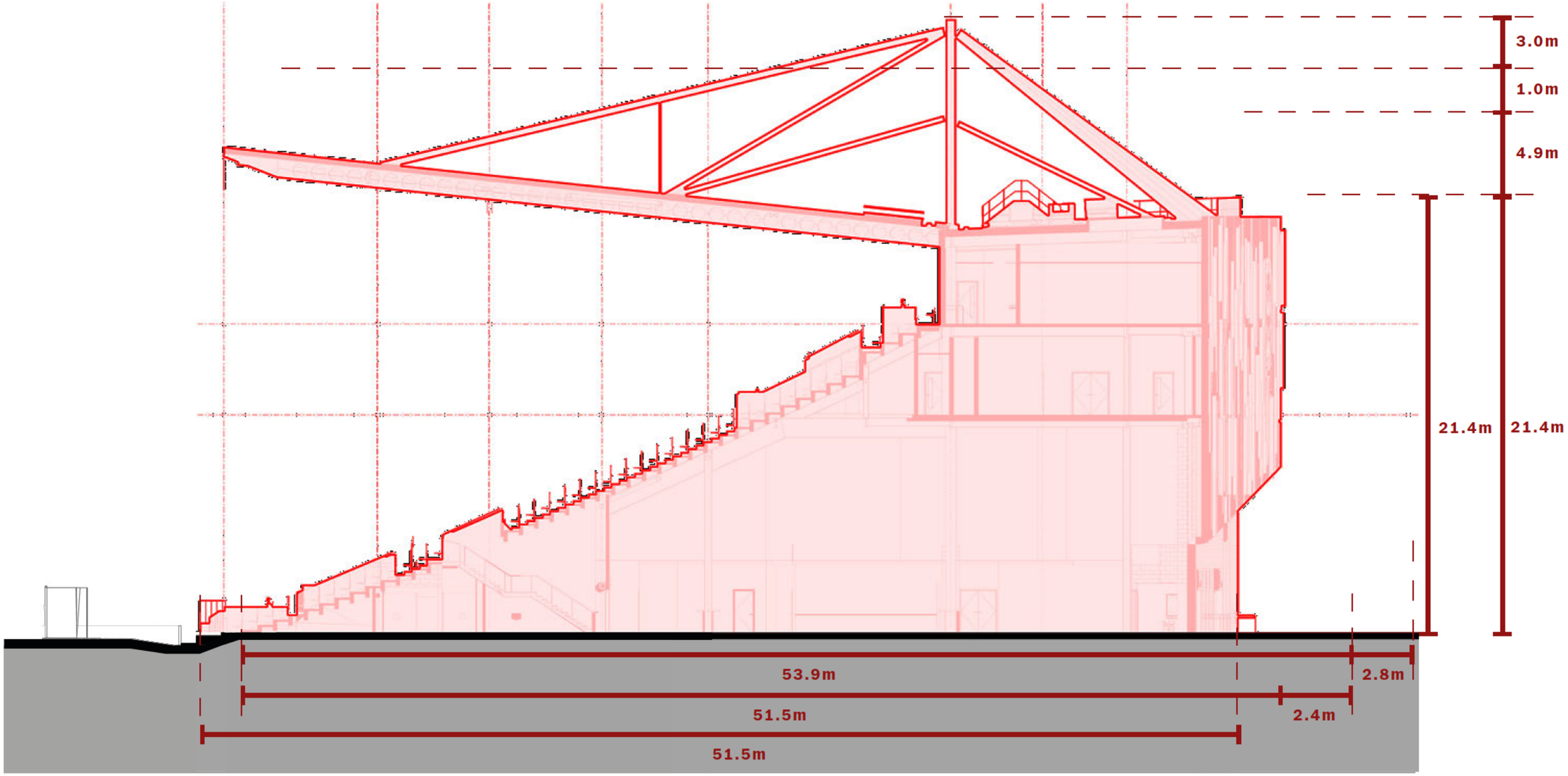
The seating bowl has been designed to create a 'home end' Stand that will help to reinforce the fantastic atmosphere within the Stok Cae Ras, with the design of the roof helping to bounce sound from the spectators out around the stadium. An upper tier has also been designed into the structure as a method of future-proofing that can enable the future expansion of the Stadium capacity (subject to formal planning approval).

The Stand will include energy-saving measures, which reflect the intention for the new Kop Stand to adhere to the highest environmental standards and set a new benchmark that future developments at the stadium can look to build on.



- Planning Application Boundary
- Other Land In Club Ownership
- Populous Scheme
- Approved Scheme

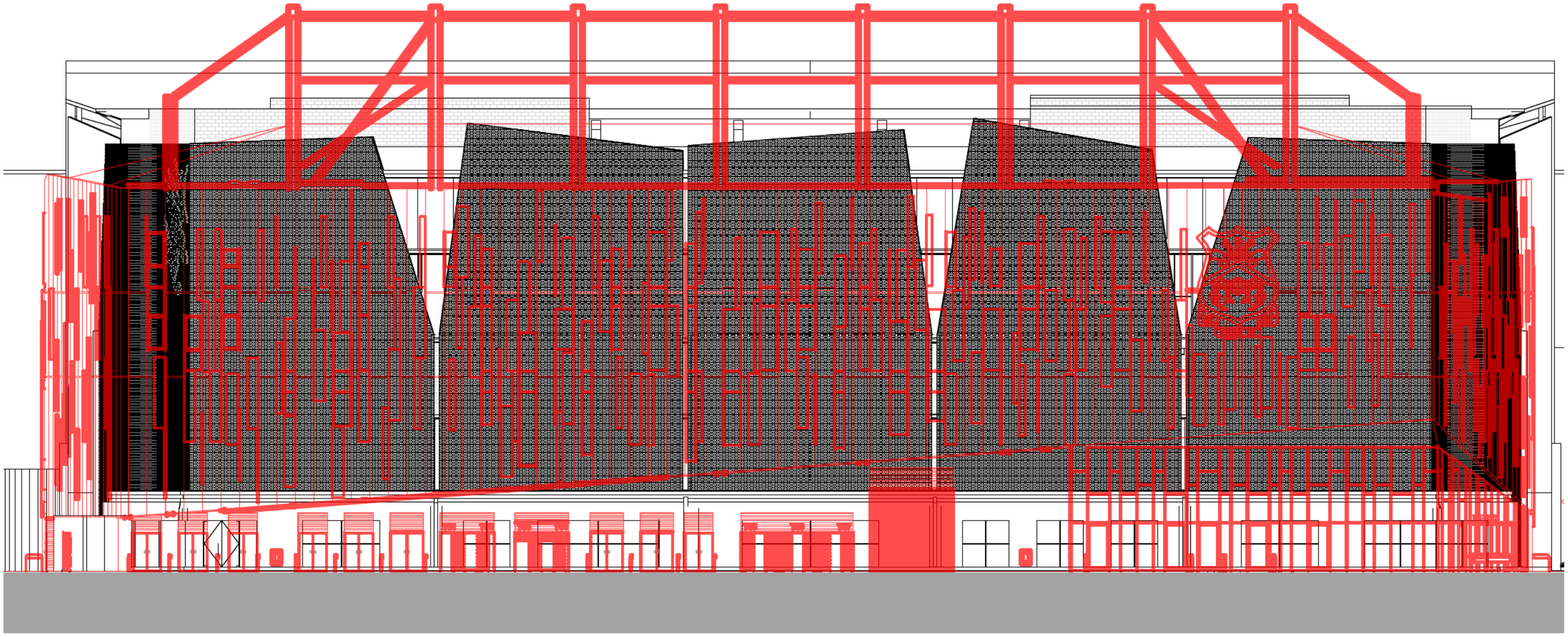
Section Comparison



Populous Scheme

Approved Scheme

Elevation Comparison



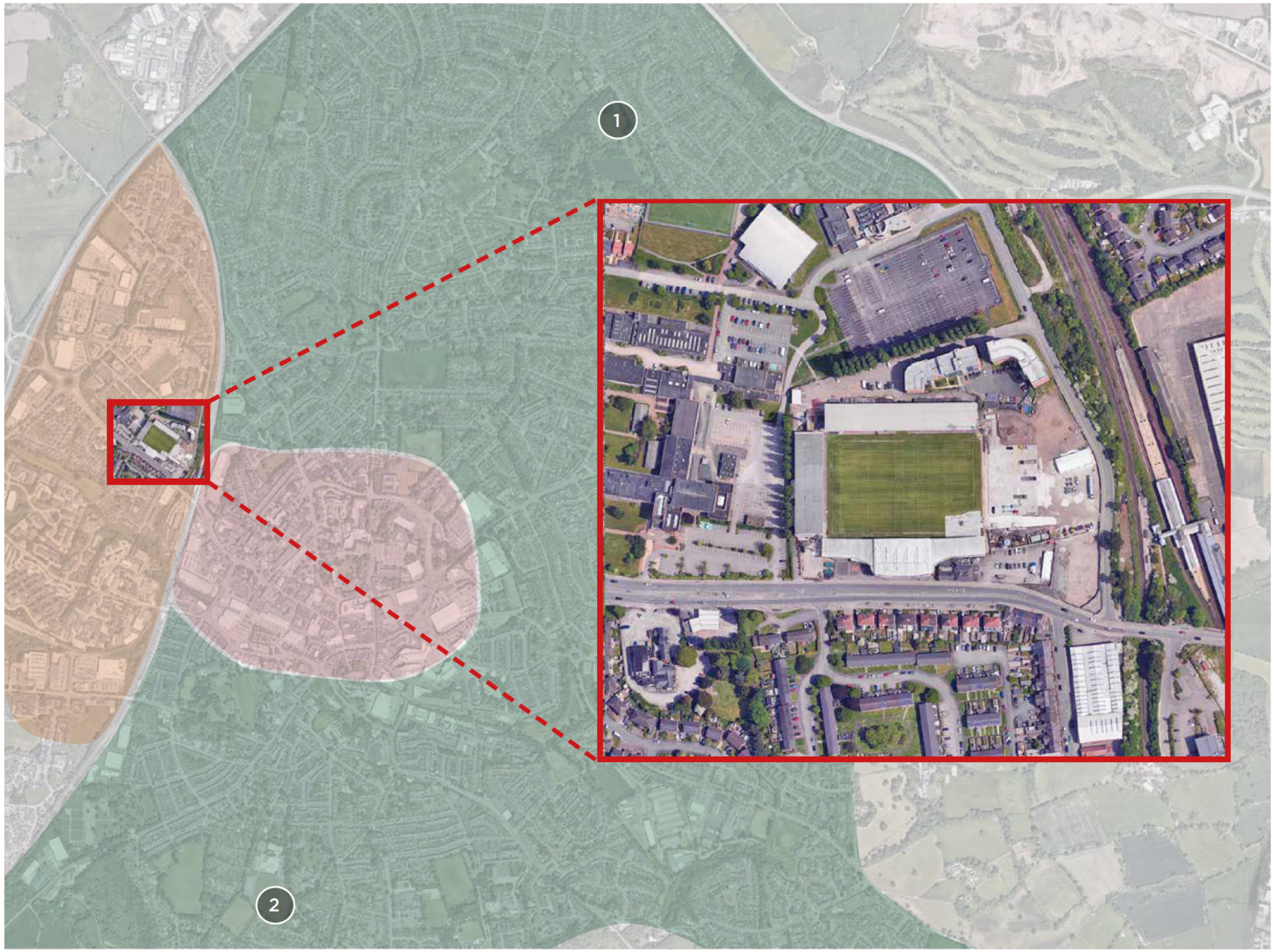
Populous Scheme

Approved Scheme

SITE CONTEXT ANALYSIS

3

3.1 Scale



1 Rhos-Ddu

2 Coed-y-Glyn

Educational/Commercial/Healthcare/Sports

Township/Primarily Residential Area

Town Center/Commercial Area

3.2 Location

The Wrexham AFC stadium is situated within a site of residential and educational locations, on Mold Road, which runs into the City Centre, only 1.5 km North-West. Crispin Lane runs alongside the site to the east.

With Wrexham Village University Accommodation to the North of the site and Wrexham Glyndwr University and its parking facilities located to the West, the site is busy and always frequented by people. The Maesgwyn residential community lies directly opposite the Stadium when approached from the North.

Its direct connection to the A483 highway via existing road networks and local transport routes also creates opportunity for people out of town to often end up within the Stadium site. Public transportation is easily accessible with bus stops located on Mold Road, a mere 200 metres South of the Stadium, and the Wrexham General Railway Station only around 200 metres to the East.



1 Plas Coch Campus

2 Wrexham AFC

3 Proposal Site

4 Wrexham General

3.3 City-wide Context & User Reach

Wrexham AFC holds a unique significance across multiple dimensions.

The club's ambition to develop a stadium that not only provides a top-tier football experience but also benefits the community will have varied impacts across these different different dimensions.

The Site

Given Wrexham AFC's ability to attract fans from the City, across North Wales, and even internationally, the site must do significantly more to welcome these diverse groups and deliver an exceptional experience. It should not only serve as a world-class football and entertainment venue but also function as a vital community asset that honours the fans who cherish and once saved the club.

Wrexham

Wrexham AFC's ground, affectionately known as The Racecourse, holds a unique significance within the City, bringing the area to life on match days. Pubs fill up, streets become processional routes, and the air resonates with fan chants and songs. The stadium has the potential to serve as a community asset beyond match days as well, offering a versatile space for social gatherings, commercial and leisure activities.

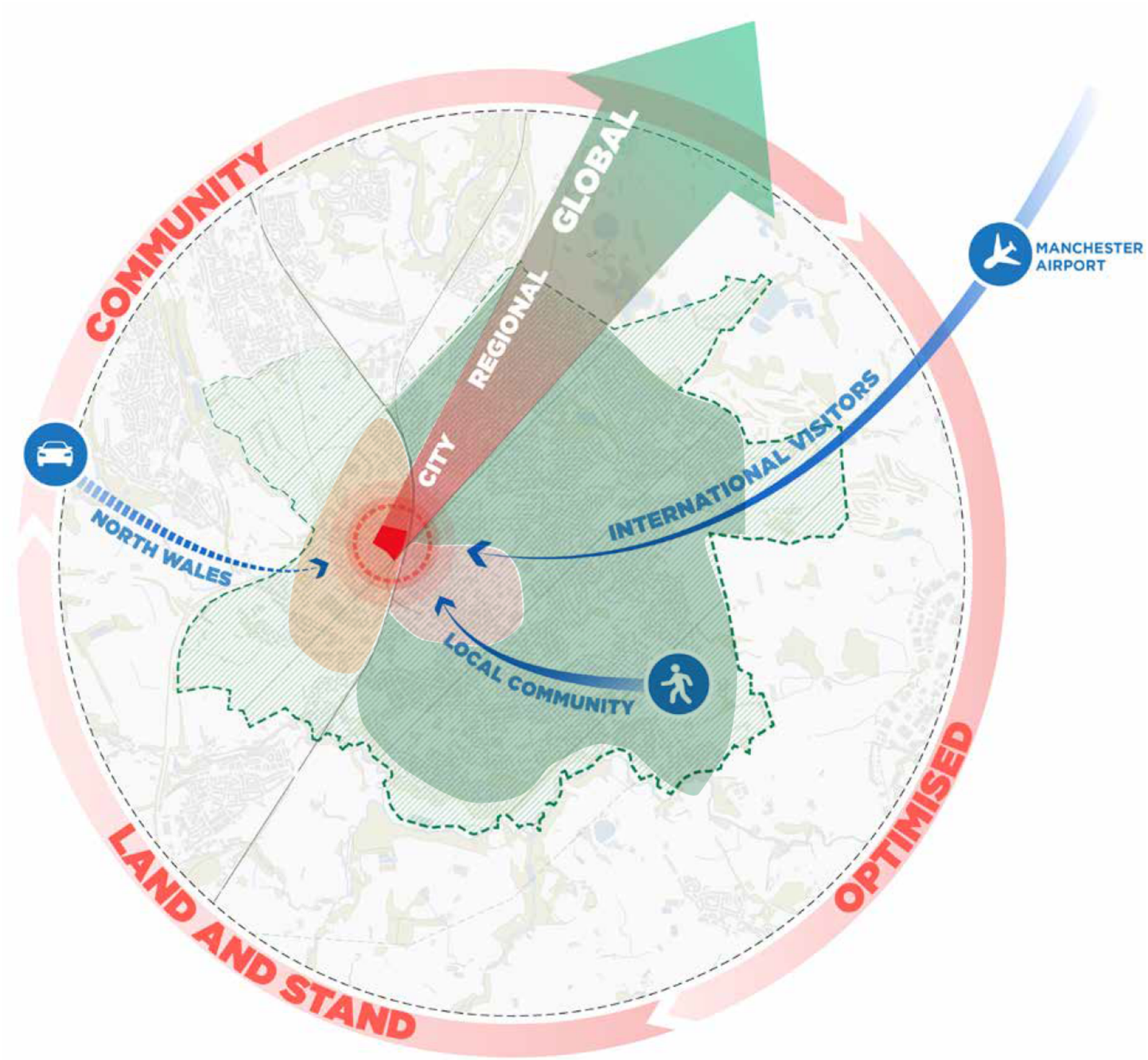
This venue should enhance and connect with the broader City, complementing rather than competing with it.

North Wales

As the largest City in North Wales, Wrexham AFC draws fans from across the region, particularly from Flintshire. By enhancing the Stadium and offering a more dynamic experience, the development can attract even more visitors to Wrexham, driving increased footfall and benefiting the entire town.

Beyond

Thanks to its international visibility, Wrexham AFC is uniquely positioned to draw fans from across the globe and become a premier destination for sports, music, and entertainment. The new Stadium development should embrace this global appeal while ensuring it remains deeply rooted in and supportive of the local community



Educational/Commercial/Healthcare/Sports

Township/Primarily Residential Area

Town Center/Commercial Area

3.4 Fan Demographic

Fan's passion for their Clubs runs deep. 62% of fans who took part in the English Football League (EFL) Supporters Survey for 2022 claim to have supported their Club for over 30 years, and for a staggering 28%, this has extended to half a century or more.

The Wrexham AFC fanbase is perhaps amongst the most loyal as the Club reports tickets sellout consistently, with a 99.25% renewal rate on season tickets for the 2023/24 season. A noteworthy feat considering only 63% of all EFL fans across all divisions tend to be season ticket holders.

The Club has experienced remarkable growth in recent years. Its captivating journey to success and high profile media exposure has brought it unprecedented international attention and created a dedicated international fanbase.

After consecutive promotions the Club currently sits in the upper reaches of League 1, recently recording its highest home attendance in 44 years at 13,212 spectators.

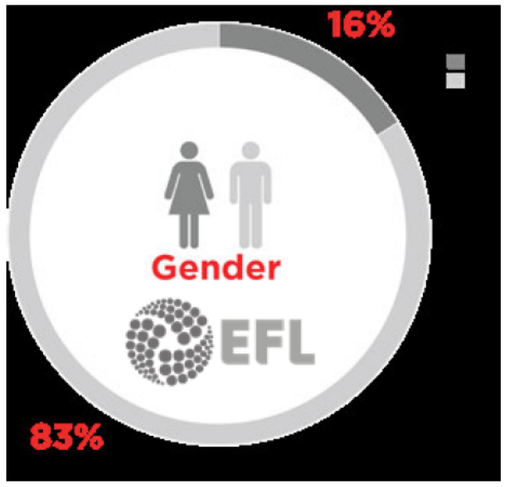


Fig 1: **English Football League Demographic Profile** - The Annual EFL Supporters Survey found that 16% of active fans are female whilst 83% are male.



Fig 2: North Wales Live Survey Reports show 45% of Wrexham AFC fans to be Wrexham county locals, followed by Flintshire residents at 22%.



Fig 3: Social Amplification - TV broadcaster ESPN revealed match viewing figures increased by 858% as a direct result of showcasing Wrexham - meaning around 100 million households will have watched the the club play in the 23/24 season.



Fig 4: 89% of EFL supporters believe that their Club is important to the social fabric of the town or city it is based in.

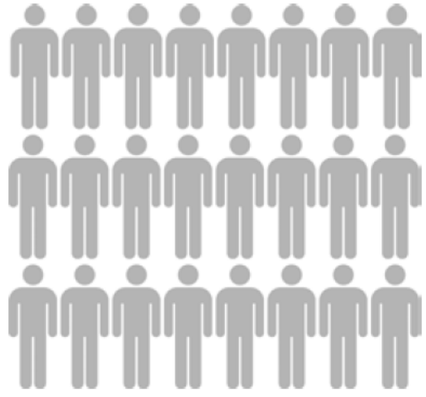


Fig 5: Wrexham AFC have gone from being a small club, with local community support, to one with a global cult following. The Club's social media platforms demonstrate this with hundreds of millions in views and interactions.

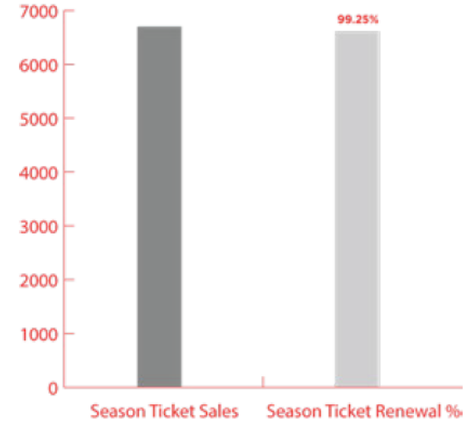


Fig 6: A 99.25% renewal rate of season tickets for Wrexham AFC in 2023/2024 demonstrates the devotion of the clubs fanbase.

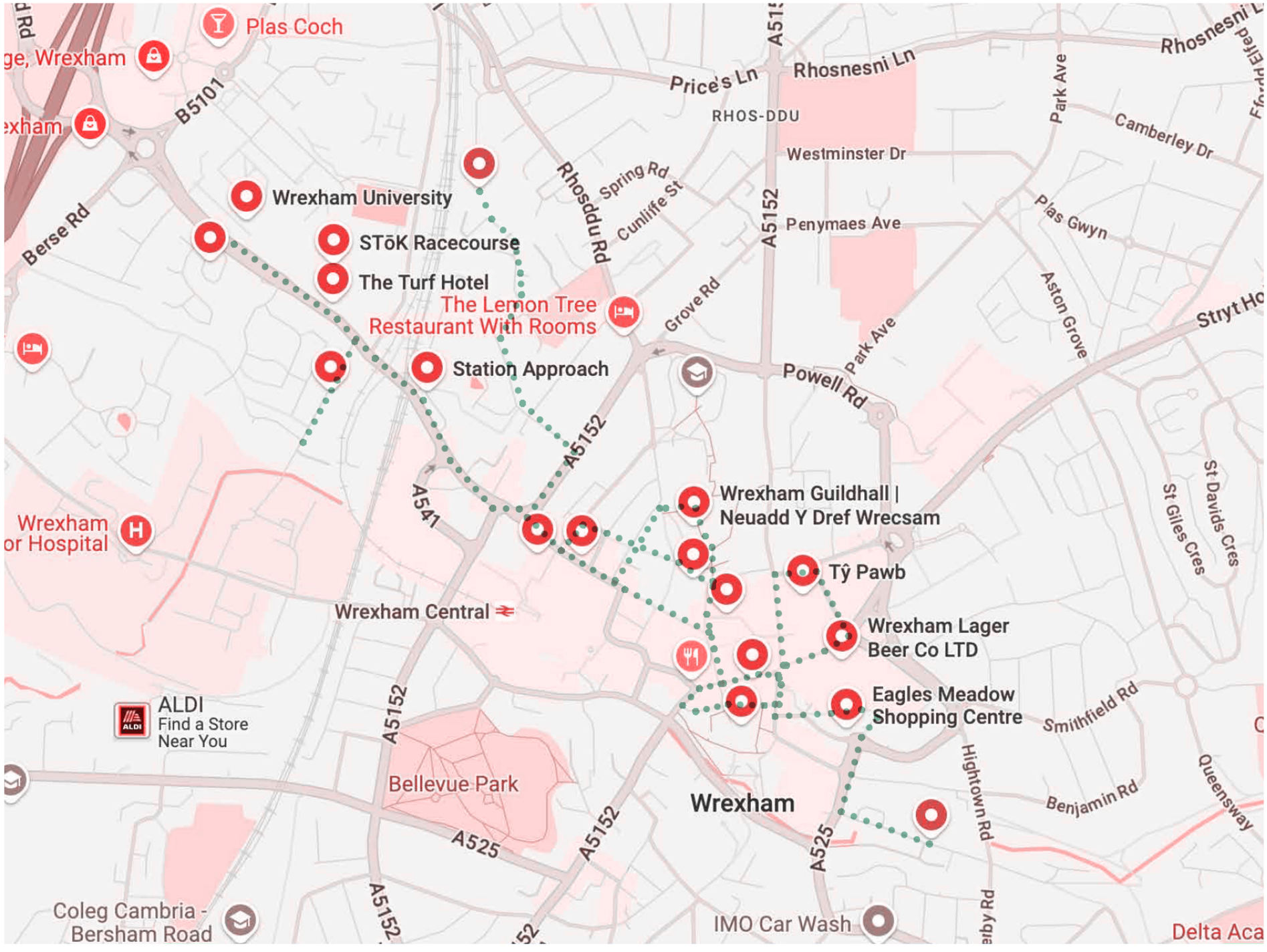
3.5 Visited Locations

Key Landmarks and Historical Sites
1. Wrexham Racecourse Stadium (STOK Racecourse)
2. The Turf
3. National Trust - Erddig Cup & Saucer
4. National Trust - Erddig
5. Wrexham Miners Project
6. Wrexham County Borough Museum
7. St Giles Church

Cultural and Community Spaces
8. Tŷ Pawb
9. Wrexham Guildhall | Neuadd Y Dref
10. Wrexham Murals

Shopping and Retail
11. Wrexham Outlet Store
12. Henblas Street
13. Overton Arcade
14. Eagles Meadow Shopping Centre
15. mad4movies

Food and Drink
16. Wrexham Lager Brewery
17. The Elihu Yale (Pub)
18. Educational and Other Key Spaces
19. Wrexham University
20.Maesgwyn Hall



3.6 Site Context and Local Landmarks


St Giles Church


Wrexham High Street


The Turf Wrexham

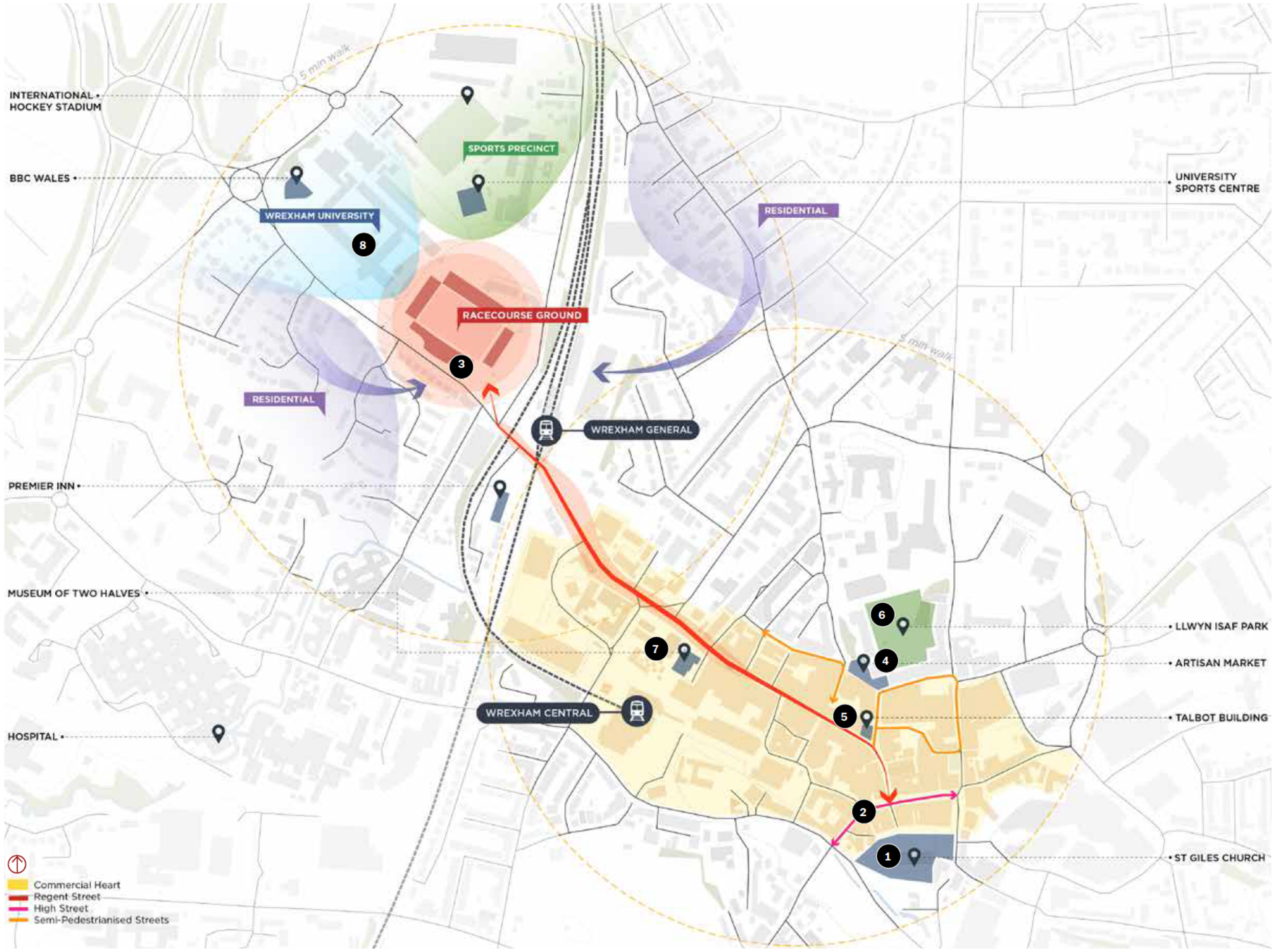

Artisan Market, Queens Square


Talbot Public House


Llwyn Isaf Park


Museum of Two Halves


Wrexham University

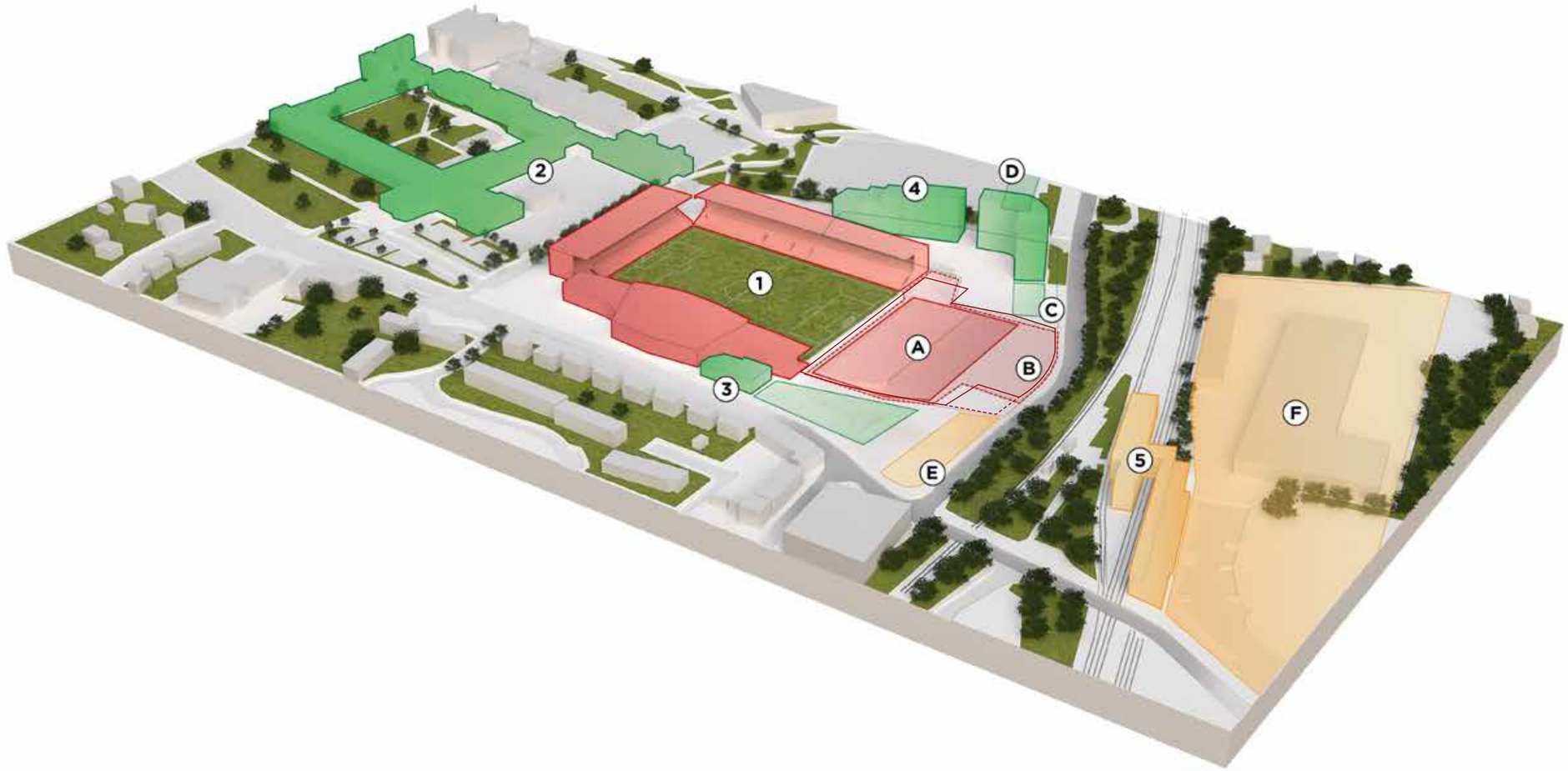


3.7 Surrounding Area Uses

The Stadium has been part of the local fabric of the City for over a century. It has witnessed changes in its surroundings through development of housing, the growth of the University and student accommodation.

The Stadium seeks to harmonise with its surroundings, and manages the effects of match-days as sensitively as possible as the area fills with the energy and excitement of a home game.

The area will change further as the Wrexham Gateway initiative progresses.

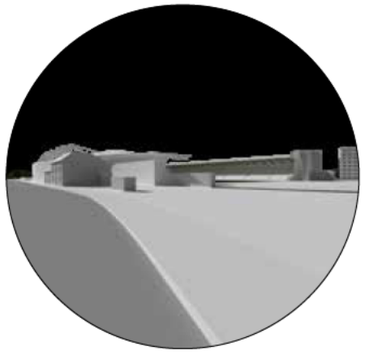




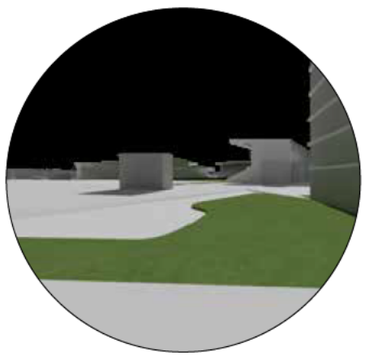
3.8 Key Influences To Design



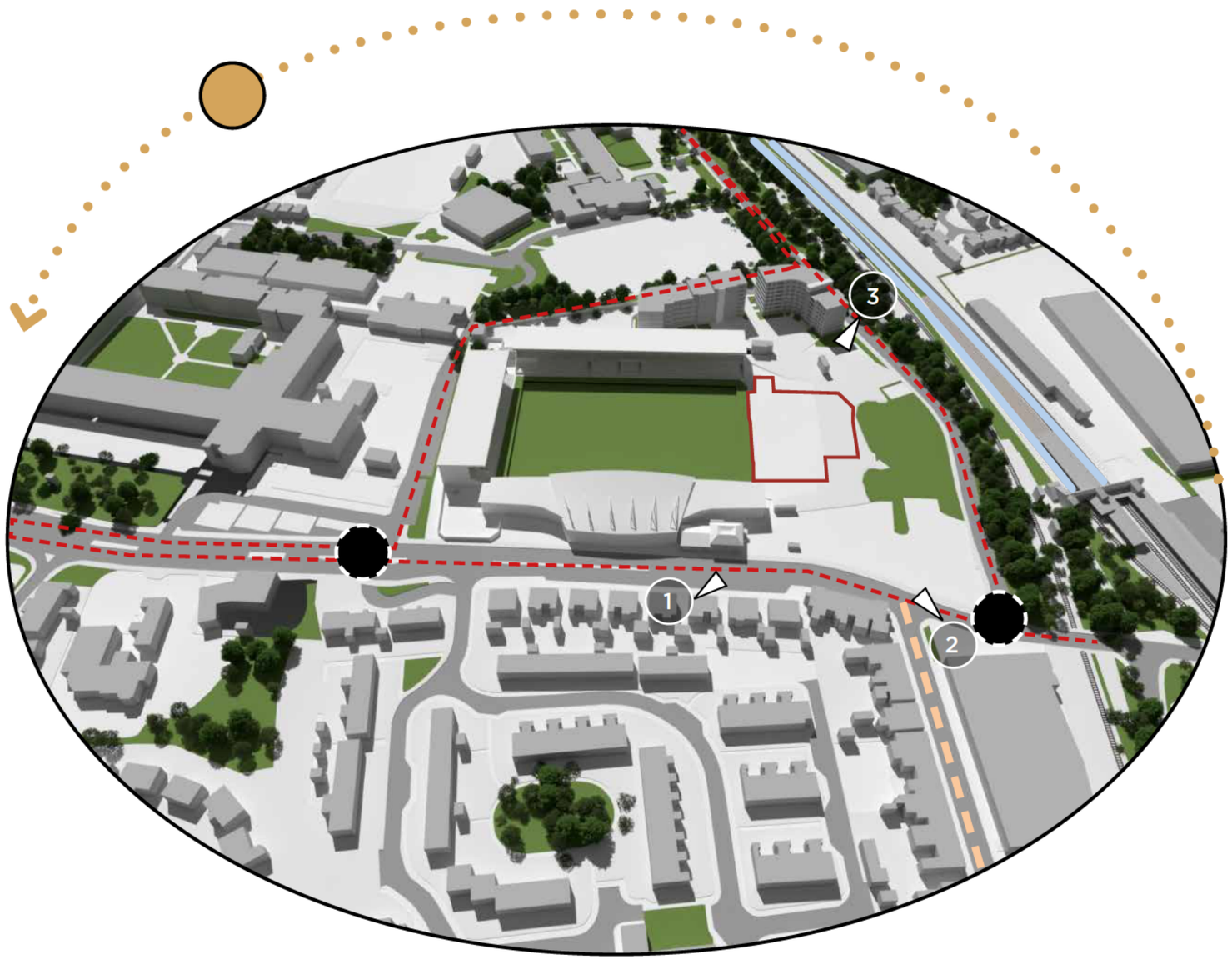
1



2



3



Sun Path

Bus Stop

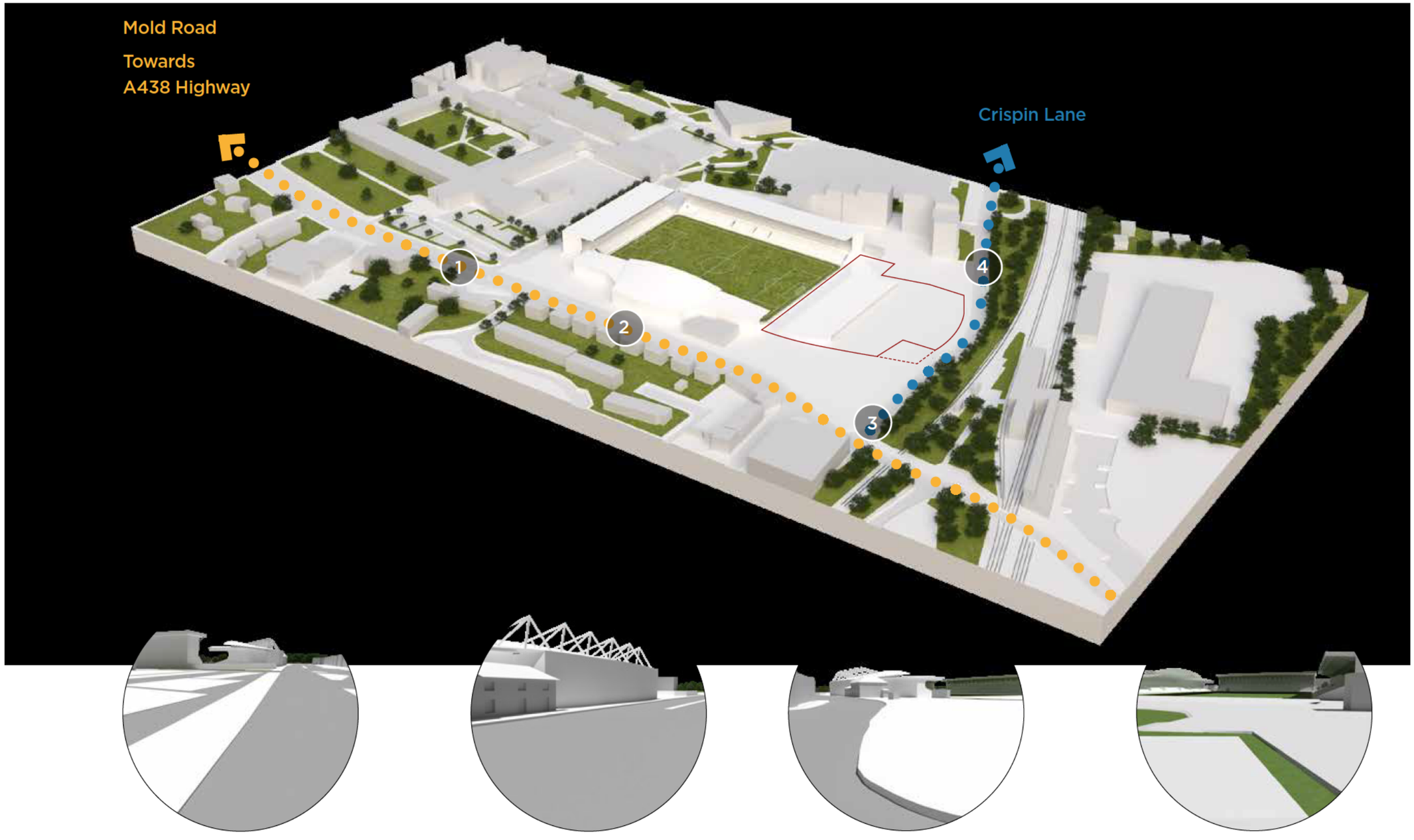
Vehicular Route

Train Route

Cycle Route

Key View

3.9 Site Views



1

2

3

4

3.10 Site Photos





1



2



3

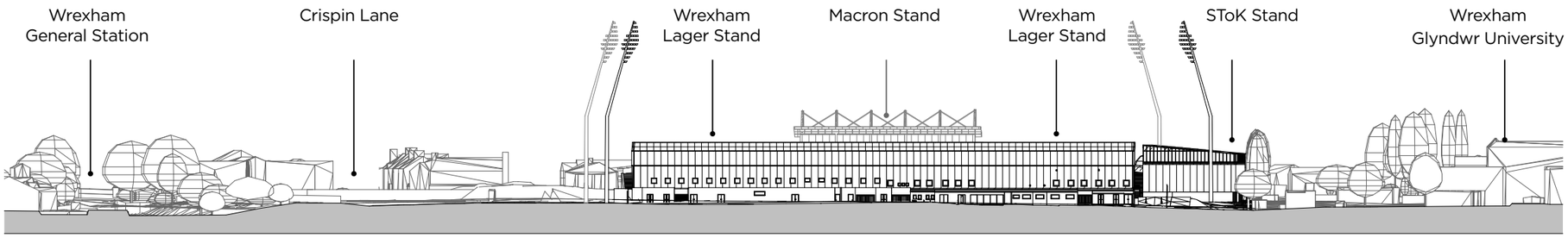


4

3.11 Existing Elevations

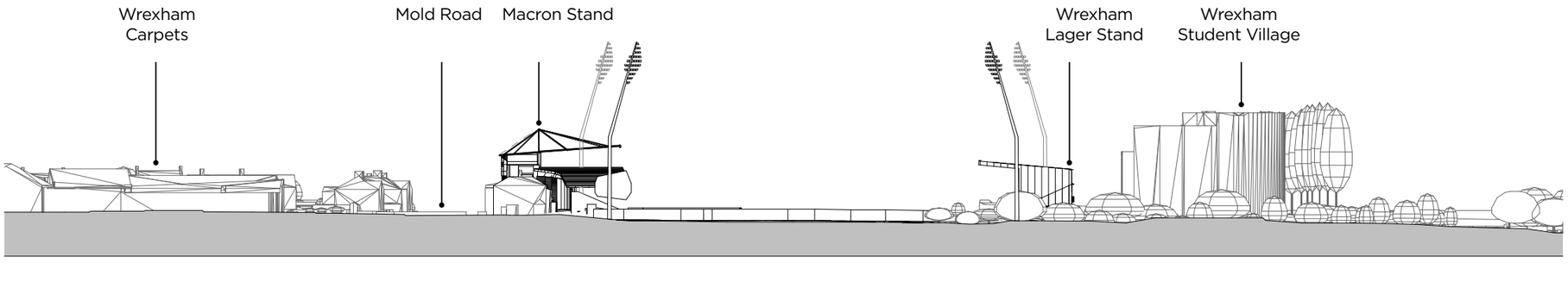
North Elevation

Elevation view from in front of Wrexham Lager Stand



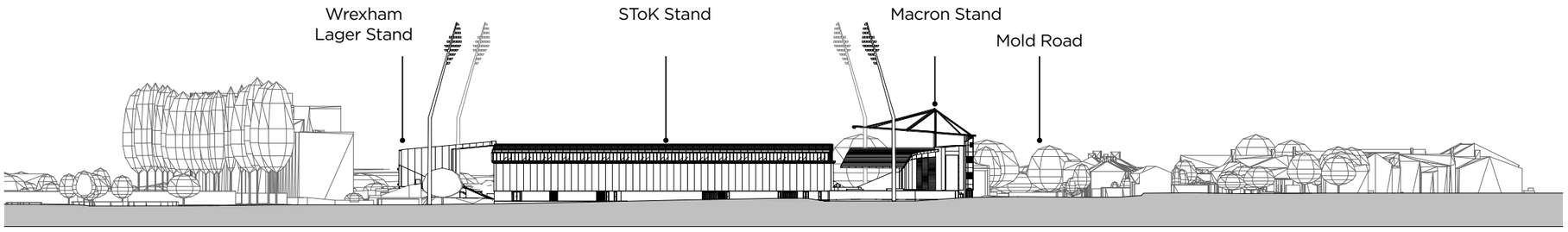
East Elevation

Elevation view from Crispin Lane



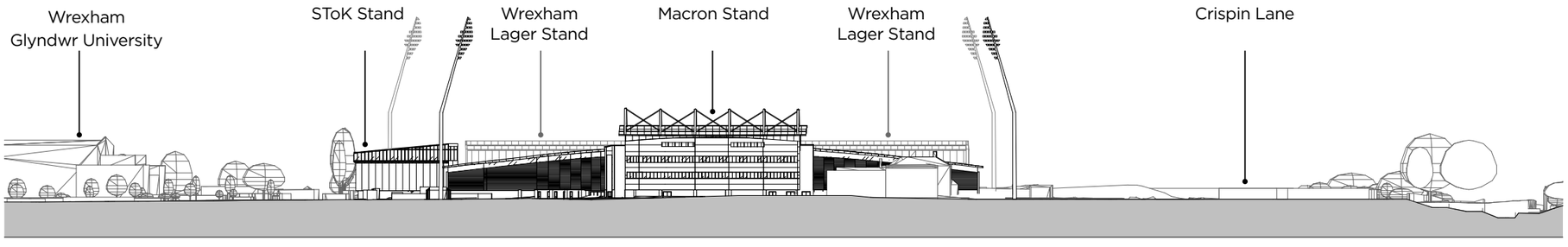
West Elevation

Elevation view from the University Campus



South Elevation

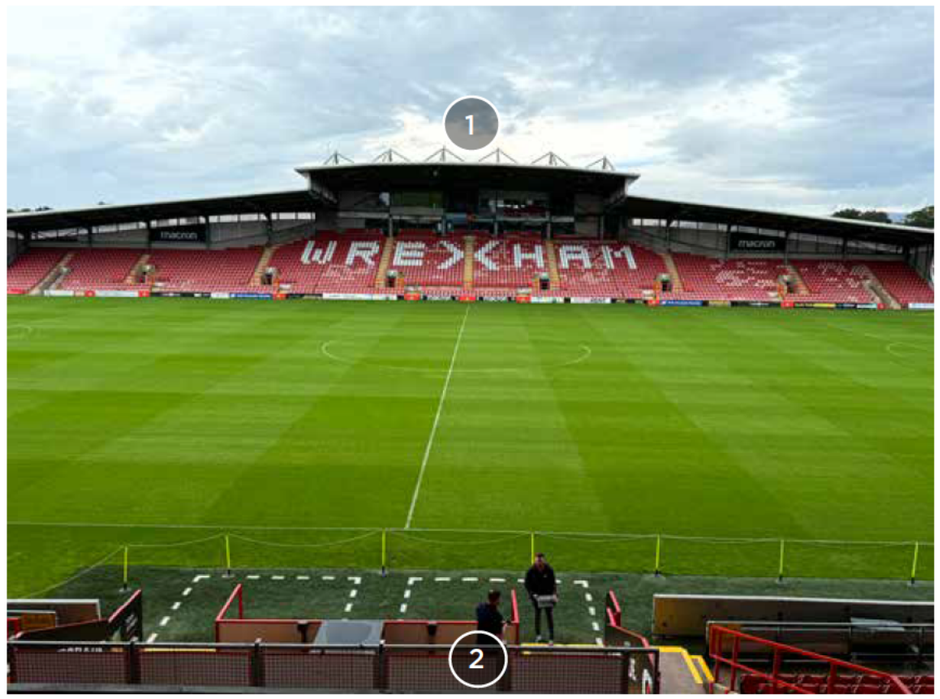
Elevation view from Mold Road



Refer to drawing:
WRX-POP-ZZZ-ZZZ-DR-AR-023040

3.12 Site Bowl Photos









1 Macron Stand

2 Wrexham Lager Stand

3 SToK Stand

4 Temporary Stand

DESIGN AND DEVELOPMENT

4

4.1 History







WREXHAM IS THE NAME

1864

Wrexham AFC is founded, making it one of the oldest football clubs globally. The club has played at the Racecourse Ground since its inception, the oldest international football stadium still in use.

1877/78

Winner of the inaugural Welsh Cup, the oldest national football competition in Wales.



1878

The Club win its first Welsh Cup and became a dominant force in Welsh football, achieving multiple Welsh Cup victories over the years.

1921

Wrexham becomes a founding member of the Third Division North in the Football League, marking its entry into the English league system.

1931

Wrexham wins the Welsh Cup Final, achieving its biggest victory in the competition.

1957

Wrexham secures promotion to the Third Division (now League One) after finishing third in the Fourth Division.



1972

Under manager John Neal, the Club reach the quarter-finals of the FA Cup for the first time in its history.

1974

Wrexham wins the Welsh Cup against Cardiff City and qualifies for European competition (Cup Winners' Cup).



Wins the Third Division title, securing promotion to the Second Division, the highest level the Club has played.

1977/78



Facing financial troubles in the early 2000s, Wrexham was saved by fans who formed the Wrexham Supporters Trust (WST) and took over the club's ownership.

2011

Wrexham wins the FA Trophy

2013



Wrexham wins the Football League Trophy (now known as the EFL Trophy).

2005

2020

Wrexham secures the National League title and promotion back to the English Football League (EFL), ending a 15-year absence.

2023

WREXHAM 'TIL I DIE

2024

4.2 Local Identity

"Terracottapolis"

Exhibition heroing the world-famous brick that earned Wrexham the "Terracottapolis" nickname, known for high-quality terracotta products distributed worldwide from the 19th century to the early 2000s.

Lights Feature

Add a lighting feature replicating the history of the miners lamps of the missing miners lamps after the Gresford Colliery Disaster in 1934.

Food & Beverage (F&B)
Hub Of Local Produce

Emphasize Wrexham's role as a hub for agriculture and commercial produce. This allows us to showcase Welsh excellence through premium meats and local agricultural products, elevating the F&B offering. By sourcing locally, we create a deeper connection to the community and support its growth.

Lesley James, Artist Tŷ Pawb

Lesley James, based in North Wales, explores surface traces, form, and the physical and invisible barriers we create. After a career in photography, she transitioned to working with materials like paper and graphite, creating large-scale works that blend drawing and sculpture.

In 2018, she won the Tŷ Pawb Open Prize in Wrexham and has exhibited her work in London, Bristol, & Liverpool.

A Material *Of* That Place

"...two sides of the paper bring the surfaces of the distant buildings back together. Each one a document, the **surfaces holding the memories of the people and the 'place' rejoined**." L.F.J.











4.3 Wrexham Insights

Unshakable Pride To Be Celebrated

Wrexham's City status, its football club's rise, and owners bring global attention to a town ready for change. Still, the community balances big dreams with quiet streets.

Hiraeth
/ a deep longing for something lost or unattainable /

For Grassroots Football's Magic.

Inspire by creating the ultimate grassroots match-day experience with locals. Visitors experience a memorable 'wow-factor' that evokes nostalgic yearning long after their trip to Wrexham, something they wont necessarily find in other football cities or destinations.

Turn The Community Into Your Ambassadors

Key members of the community are hosts and brand ambassadors. Celebrate them as guides of town touchpoints for fans, encouraging visitors to explore firsthand and help the local economy.

International Love Affair

Sport tourists often plan trips around football, combining premium match experiences at clubs like Manchester United or Liverpool FC with the grassroots authenticity of a Wrexham AFC match.

In Wrexham, they connect with locals, forging relationships that bring them back time and again.

Eisteddfod

/ a traditional Welsh festival of literature, music, and performance, embodying the spirit of communal gatherings /

Celebrate singing traditions like Eisteddfod and Welsh Male Choirs, and recreate spontaneous pub singing after rugby/football games. Everyone joins in, singing in Welsh, even if they don't speak it. Center this around long-time fan Jacko, who brought the Kop its famous singing atmosphere.












NORTH WALES
MINERS
ASSOCIATION

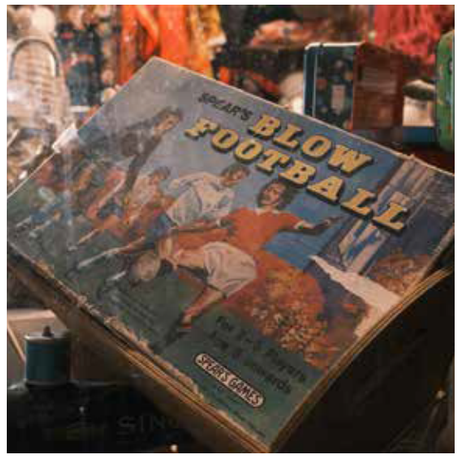




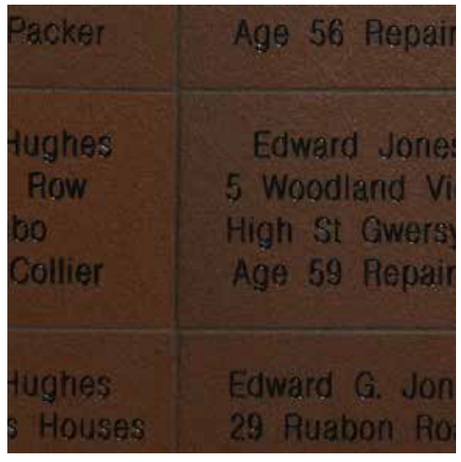

CHESTER
STREET


YN DOD YN FUAN
COMING SOON
Y PARC COFFA


H. MICHETE & CO


BLOW
FOOTBALL


WREXHAM
LAGER
ESTABLISHED
SINCE
1882
THE WREXHAM LAGER BEER CO.


Packer
Age 56 Repair
Hughes
Row
Collier
Edward Jones
5 Woodland Vi
High St Gwersy
Age 59 Repair
Hughes
Houses
Edward G. Jon
29 Ruabon Ro


BANK STR
STRYT Y BA


BAZAAR






tŷ pawb
Markets
Community
Arts

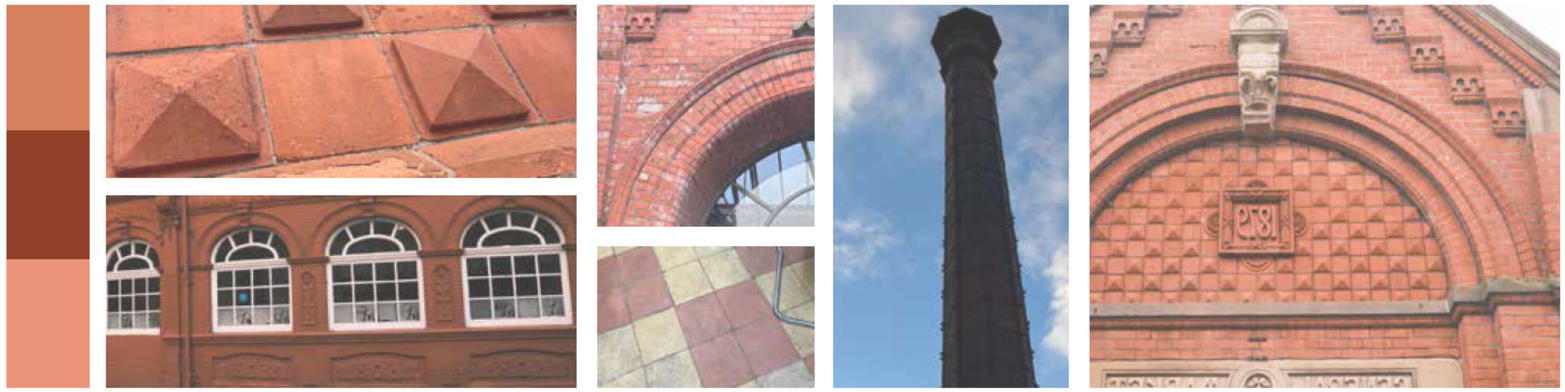

tŷ pawb
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4.4 Wrexham: Sense of Place

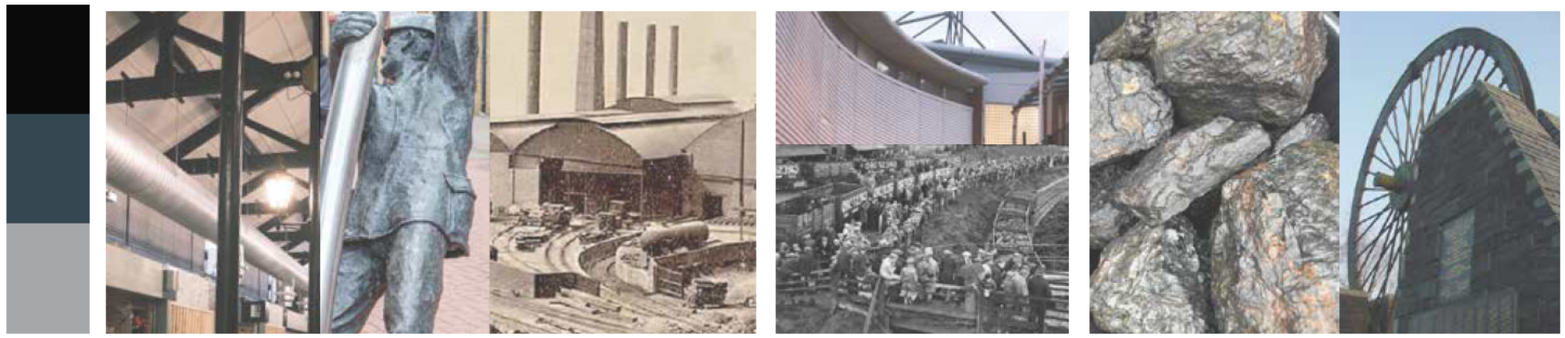
Built on Bricks and Steel

Red Ruabon bricks, slate, and industrial landmarks like the Gresford mines define Wrexham's physical and cultural landscape. These elements symbolise resilience and a working-class legacy.

BRICK RUABON



STEEL / COAL



TOWN GREEN
RESCUE MINERS
HELMET



A Market Town's Evolution

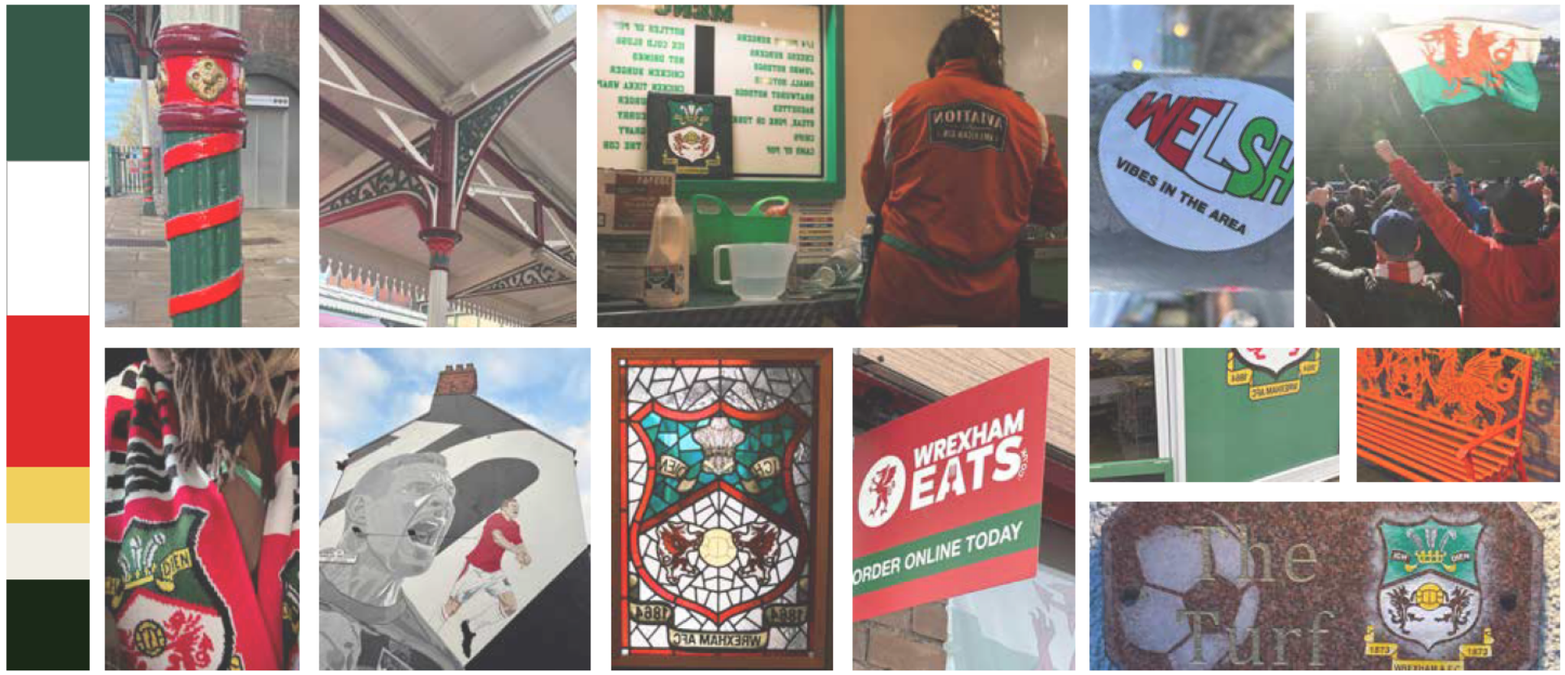
Wrexham's historic market identity is being redefined through restoration efforts and new investments, reflecting the town's adaptability and ambition.

Both Natural & Historical Anchors

Iconic landmarks like the aqueduct and Cup and Saucer waterfall connect Wrexham's heritage to its natural surroundings, offering inspiration for future designs.

PATRIOTIC
WELSH COLOURS

THE WREXHAM
COLOURWAY
A TOWN BADGE



SURROUNDING
NATURAL
LANDSCAPE

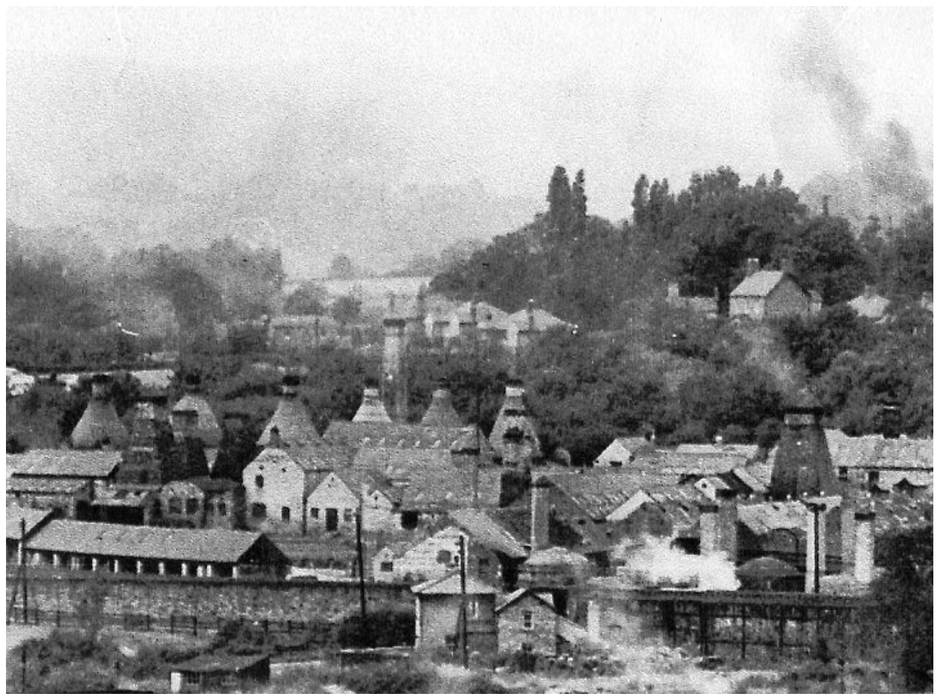


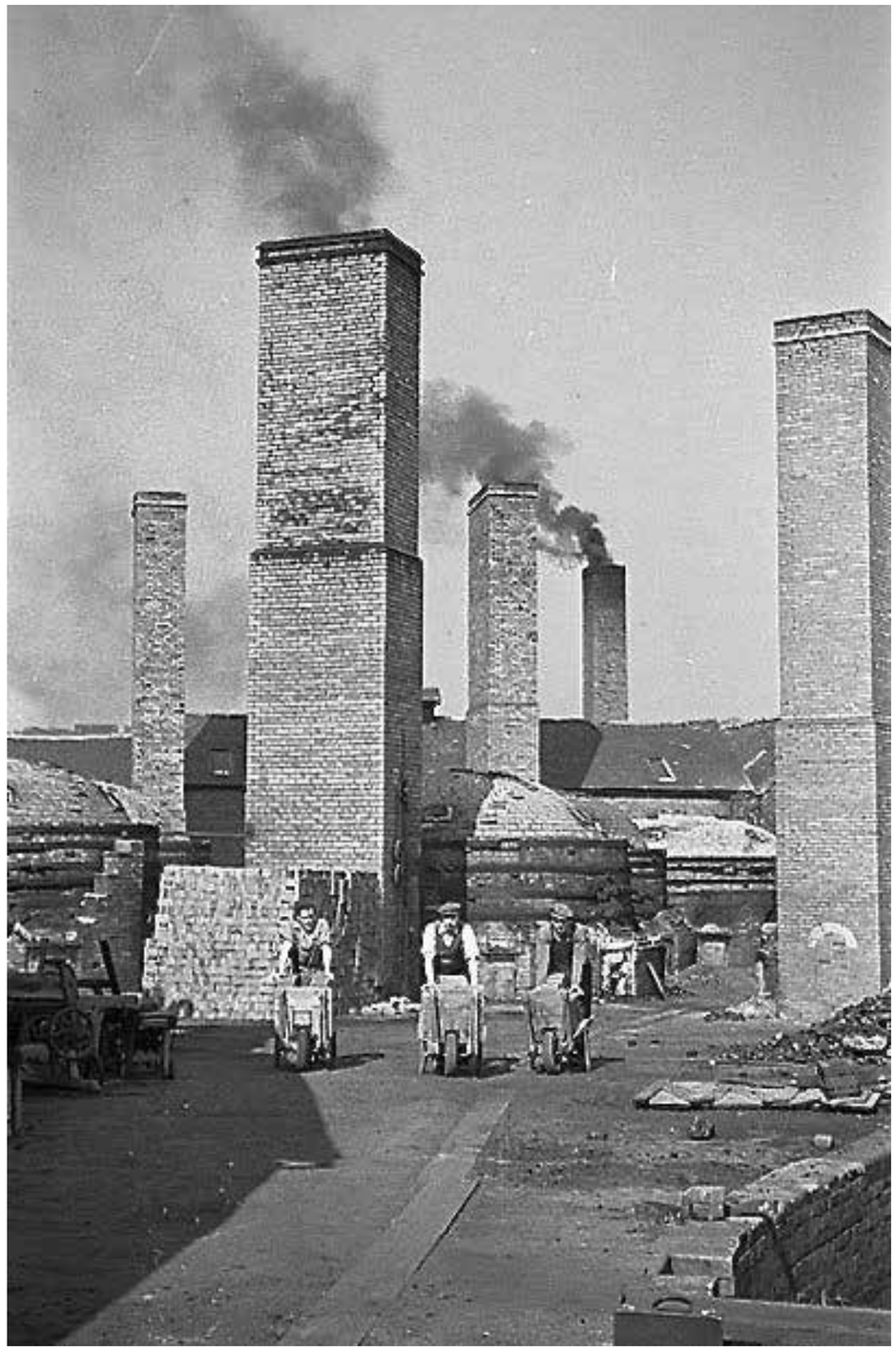
4.5 History of the Ruabon Brick

The term terracotta is derived from the Latin for 'baked earth' and the project conveys the notion that the clays of the area are the earth, and the bricks and terracotta made from them are therefore truly a material **of** *that place.*

That 'place' then is transported away and used in construction, but they retain the essential materiality from where they came.







4.6 Ruabon Brick

Local Identity

Ruabon Red Brick







4.7 Flemish Bond

Contextual References

Flemish Bond / Ruabon Red Brick









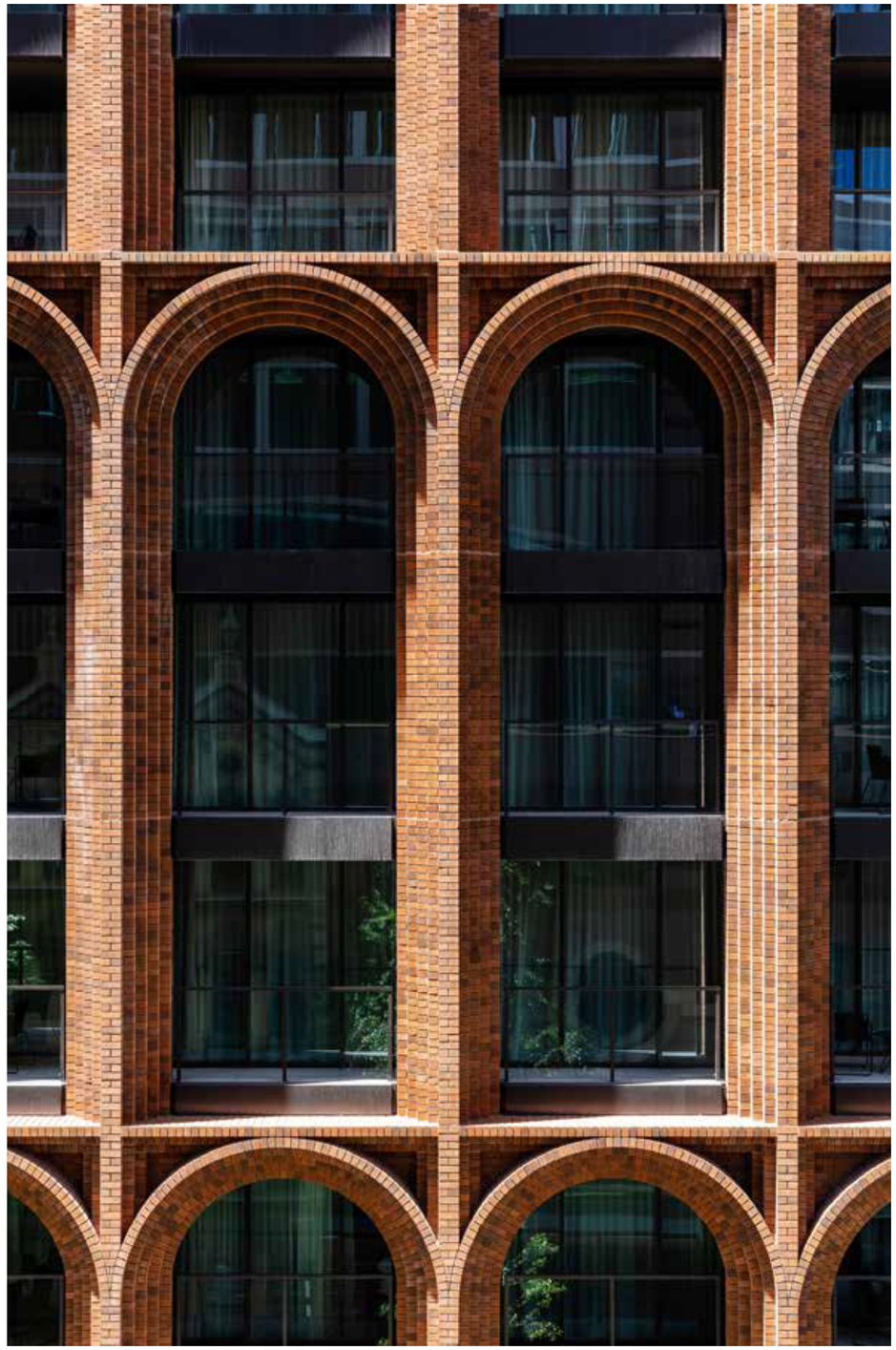
4.8 Materials And Concept

Civic Integration

Community & Club



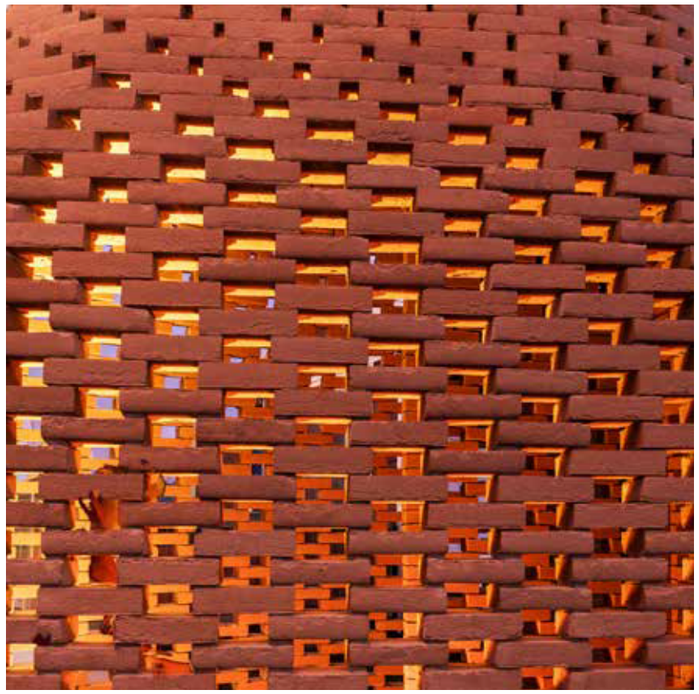


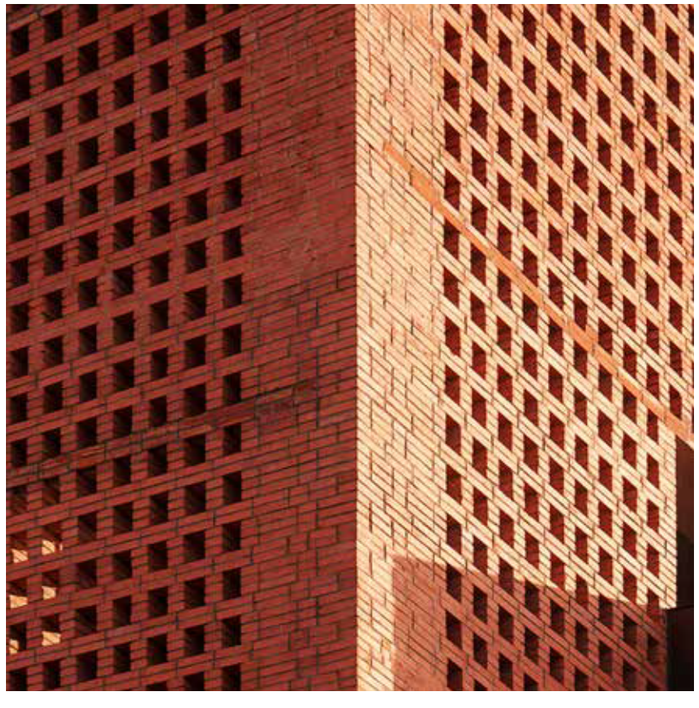


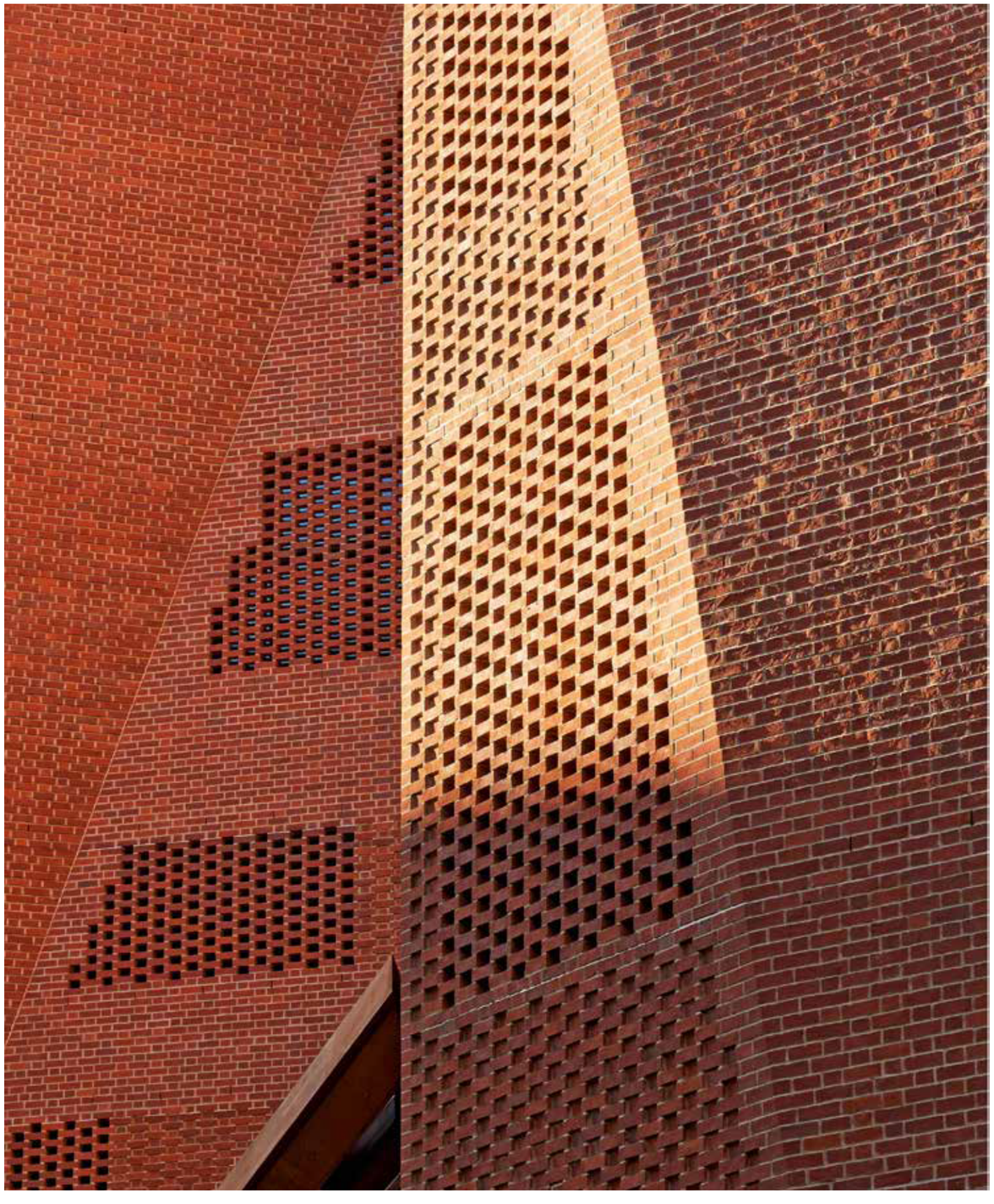
4.9 Contemporary Brick Configurations

Dissolving Boundary

Revealing the life inside



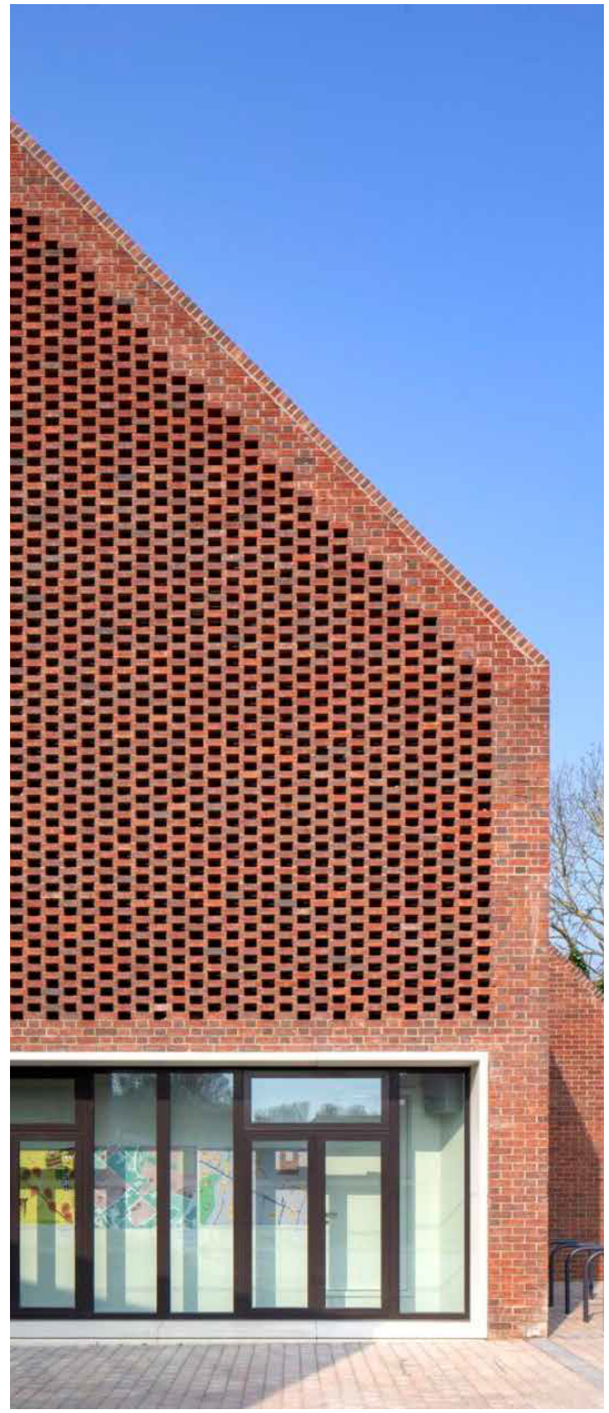


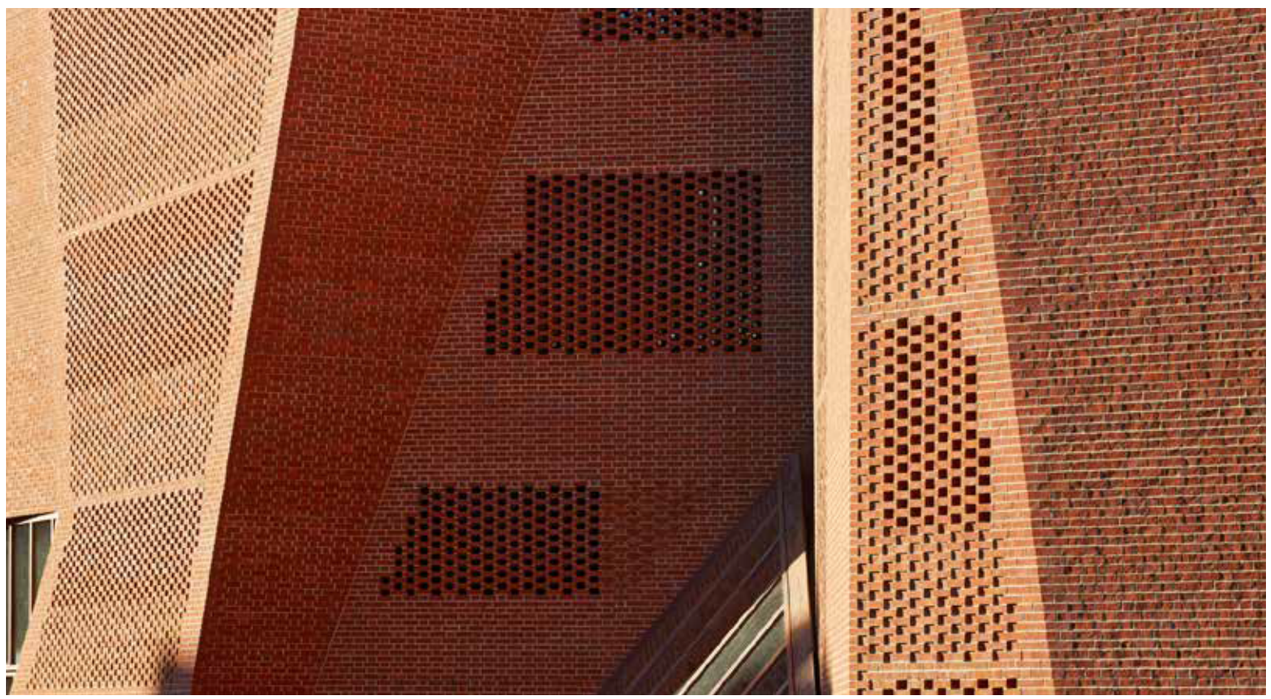


Dissolving Boundary

Revealing the life inside

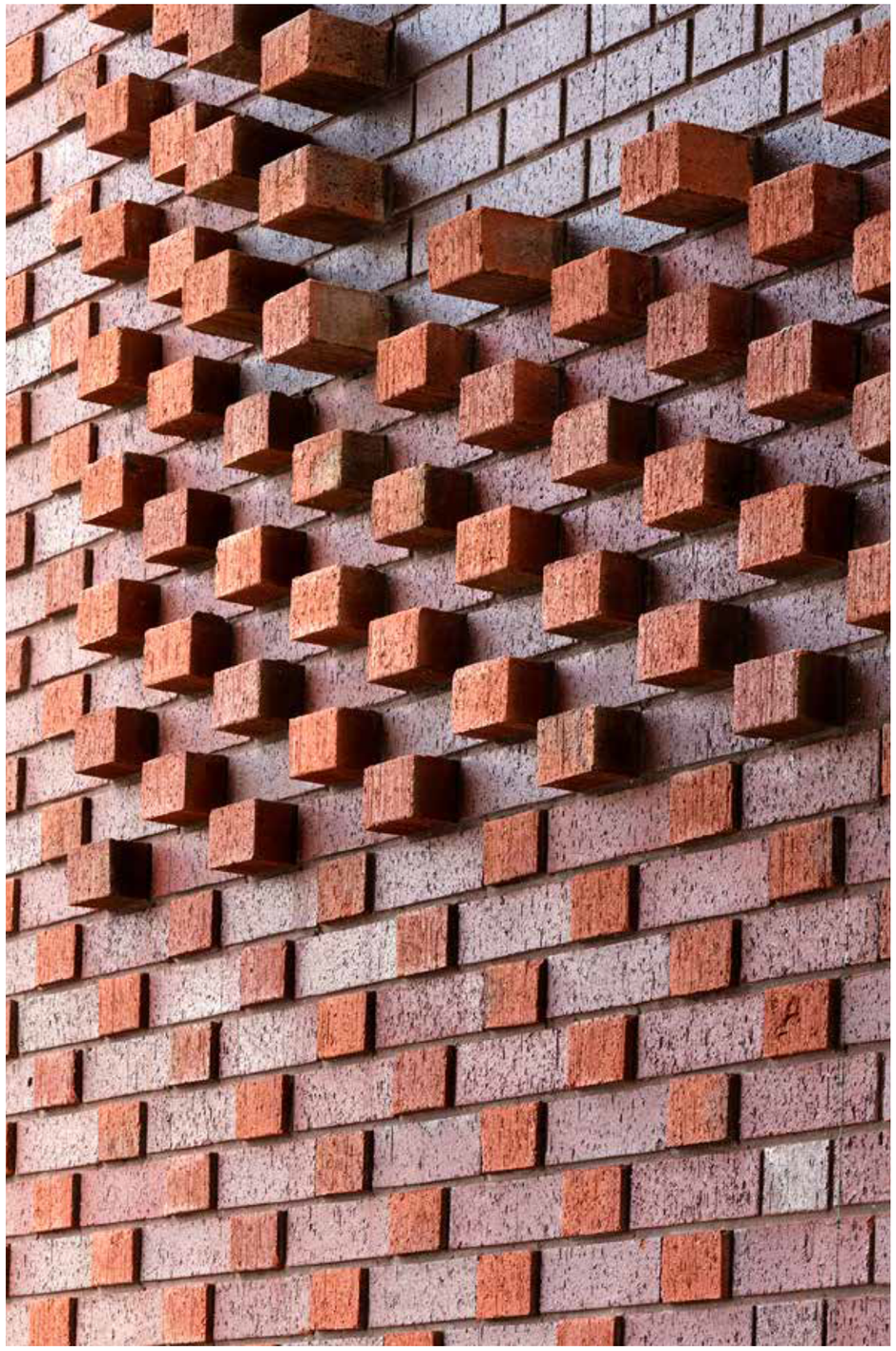


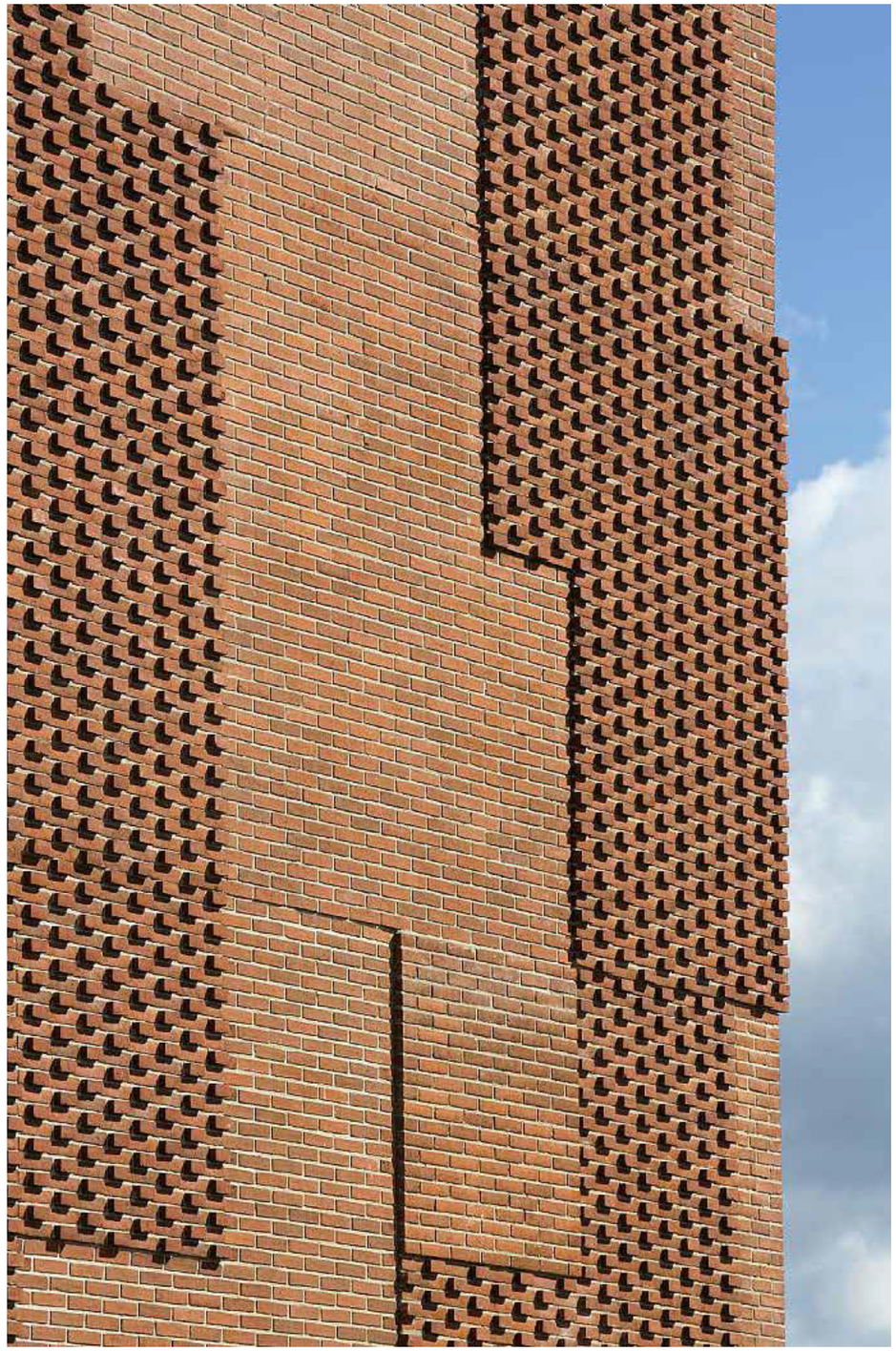




Tactile Surface

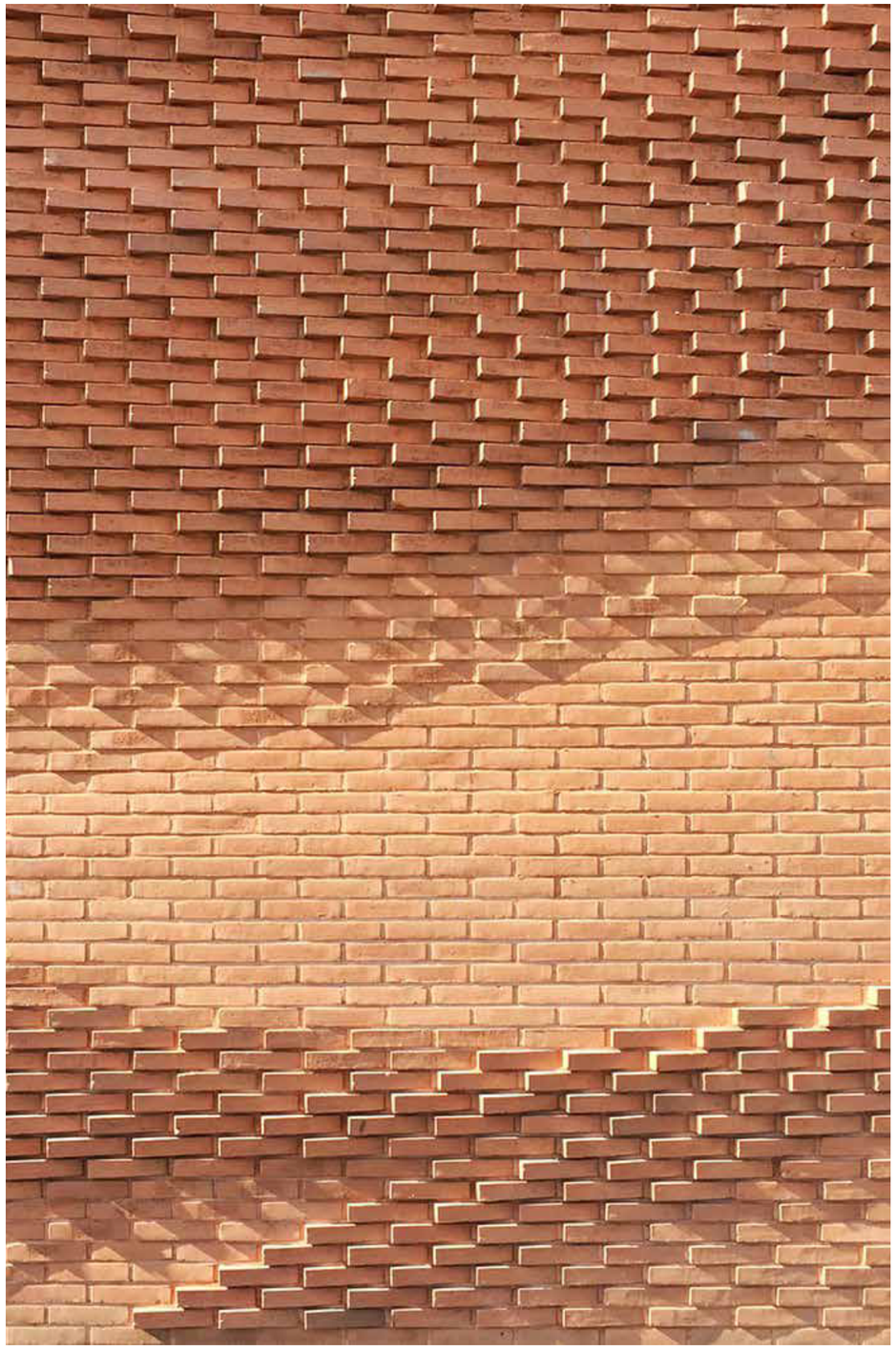
Dynamic Textures





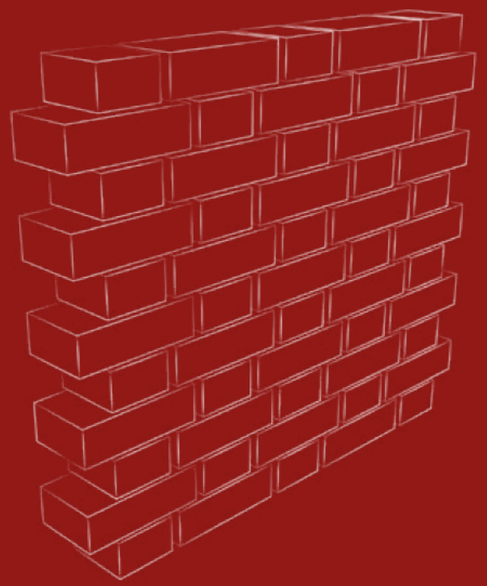
Tactile Surface

Dynamic Textures

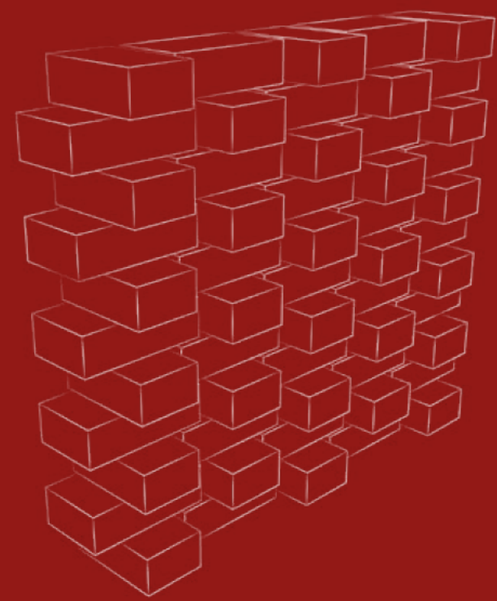




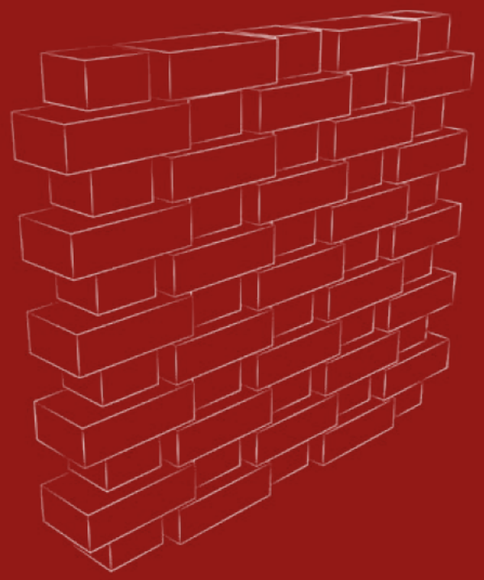
4.10 Bespoke Brick Systems



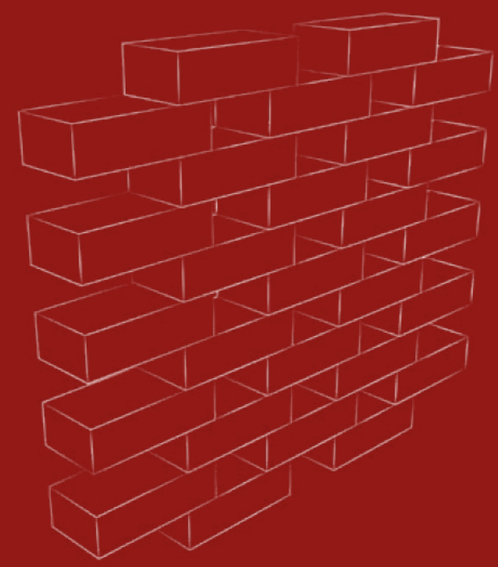
FLUSH



RELIEF



RECESS



TRANSPARENT

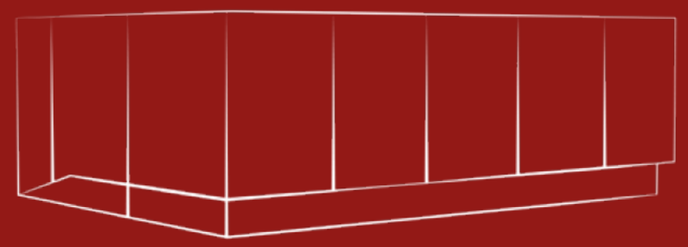
4.11 Development of Design



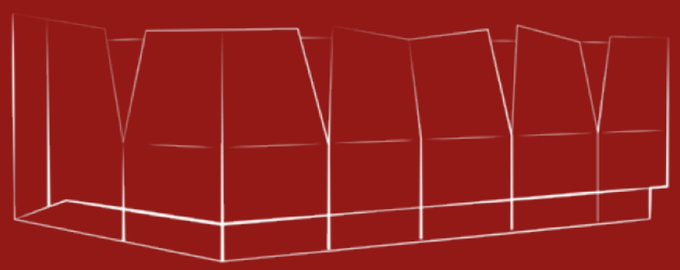
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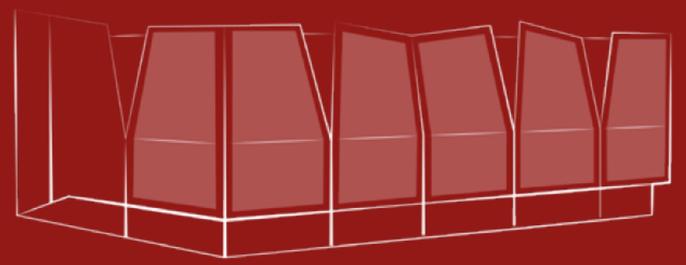
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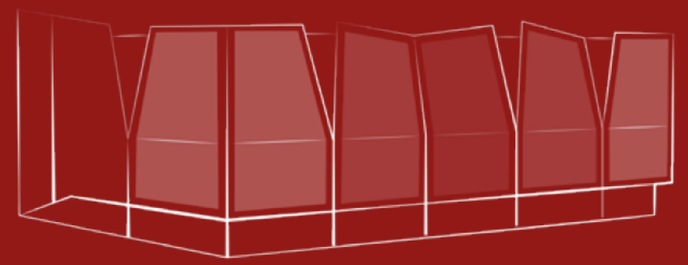
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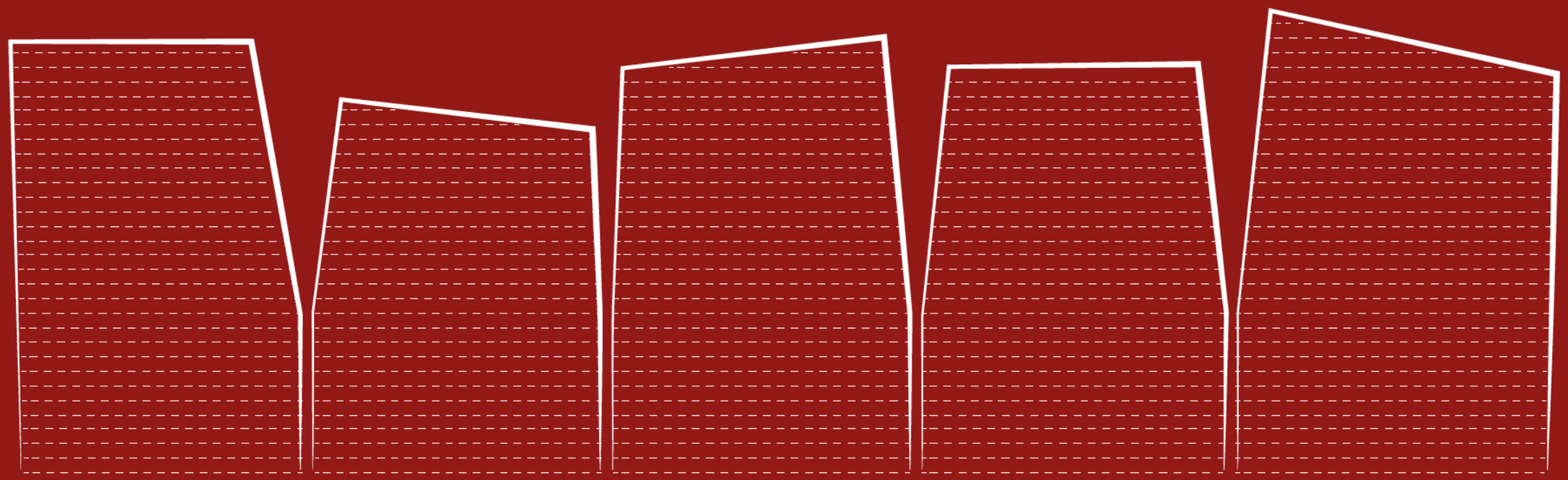


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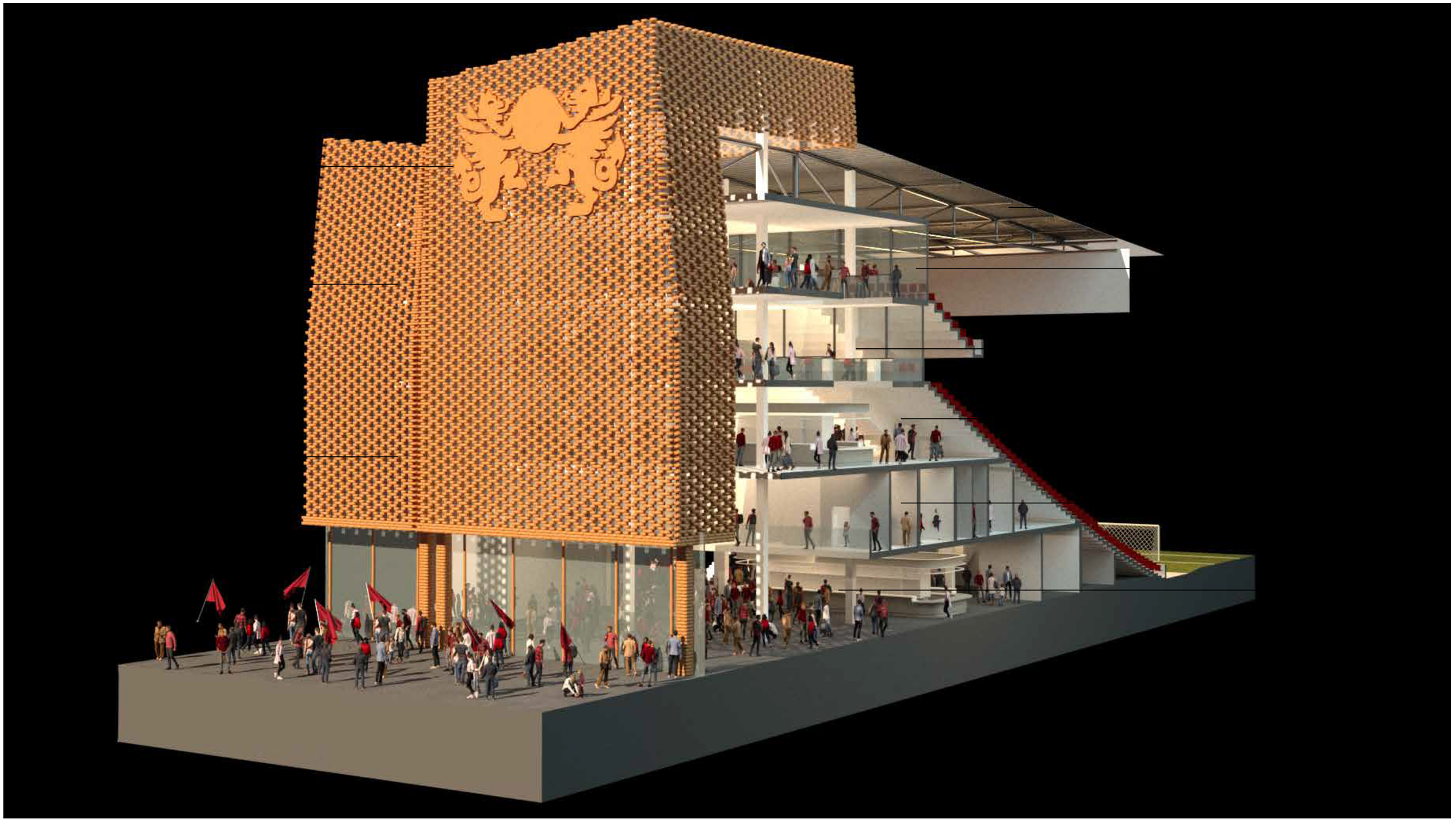
4.12 Strata



4.13 Initial Design Proposal

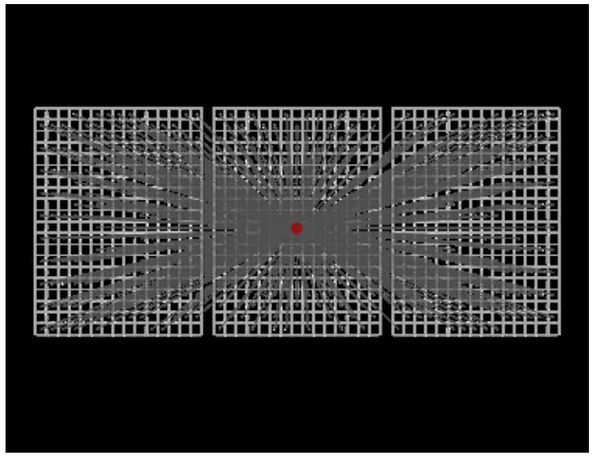


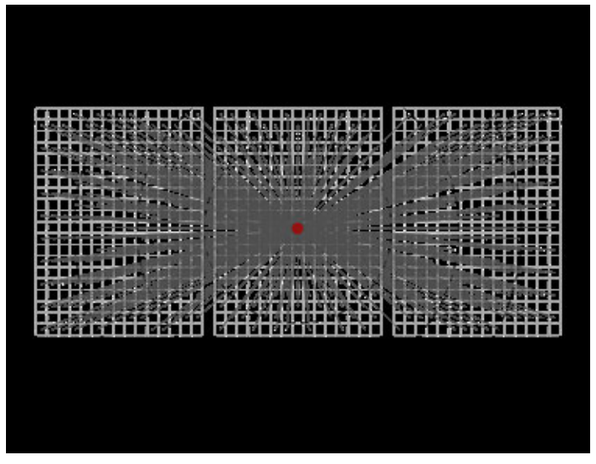


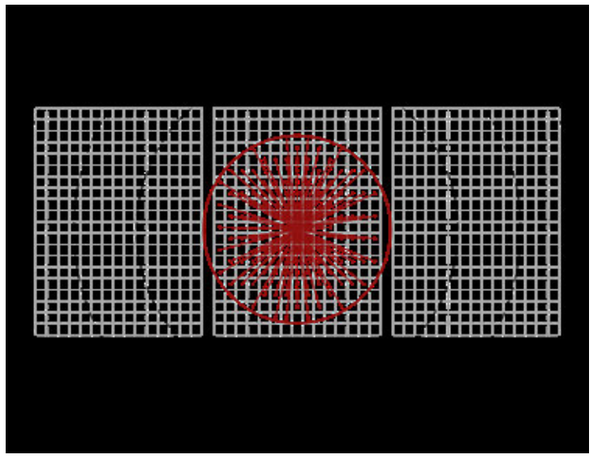


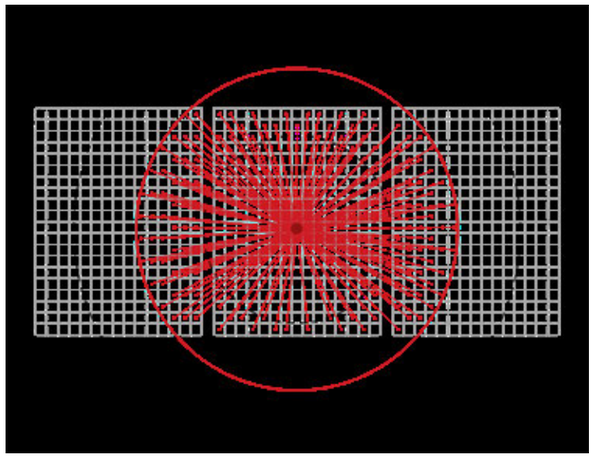
4.14 Unravel Gradient

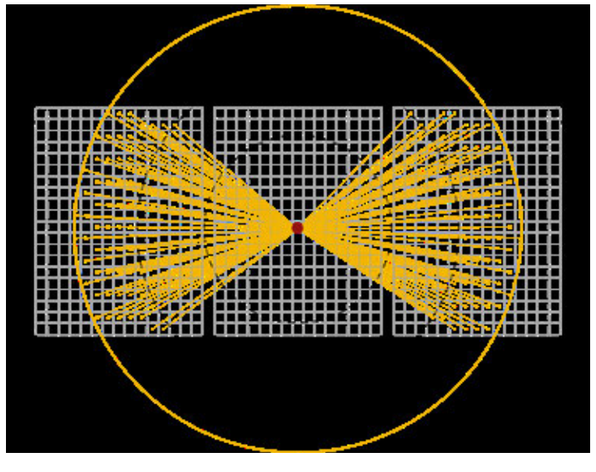
A key feature of the brick facade was controlling the various brick systems. Finding a balance relating the brick facade transparency, recesses and openings, to the spaces within the Kop Stand.

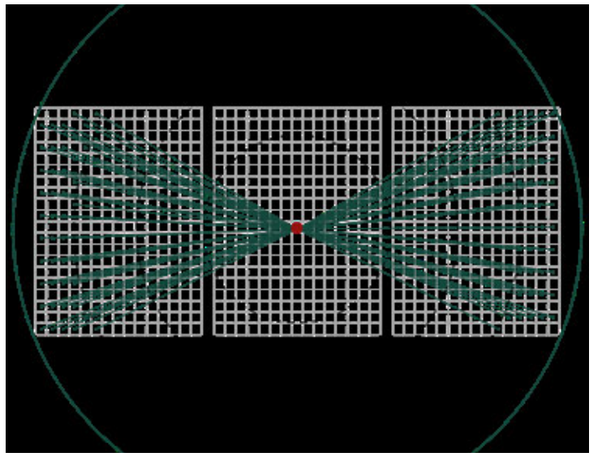


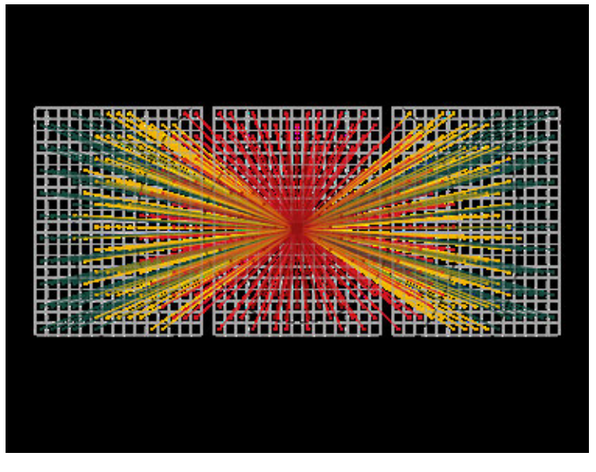










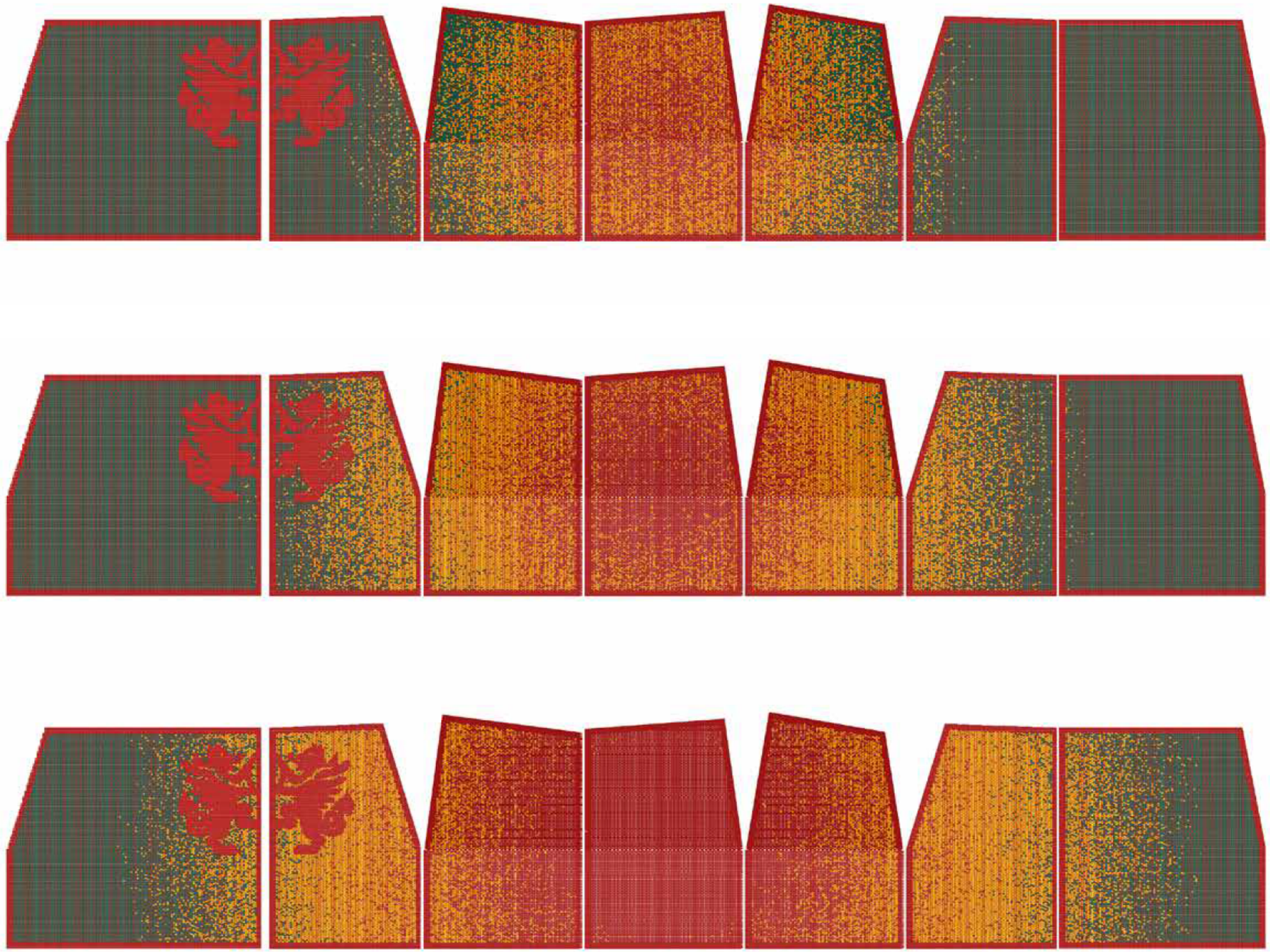


Recess / Open

Relief

Solid

As a result the central bays offered the opportunity to maximise the opening, offering light into the central spaces, including the GA Concourse, Premium and Hospitality areas, as well as providing glimpses out towards the plaza and the City.



Recess / Open

Relief

Solid

4.15 Facade Lighting

The façade external lighting strategy will enhance the materiality, architectural volumes, and entrances, seamlessly integrating with the structure's design. When viewed from a distance, it will create a powerful effect, making the Stadium a prominent landmark in the neighbourhood.

Different types of materials come together on the building's façade, and some require special consideration regarding their interaction with light. The harmonious coexistence of a balanced material palette with the proposed lighting strategies plays a decisive role in users' comfort levels and their ability to assess and navigate the space.

Materiality:

Low reflective materials absorb more light than they reflect. They can be effectively highlighted but require high luminaire luminous flux packages compared to other materials:

- Matt textures
- Exposed brick
- Any material of dark tone/hue

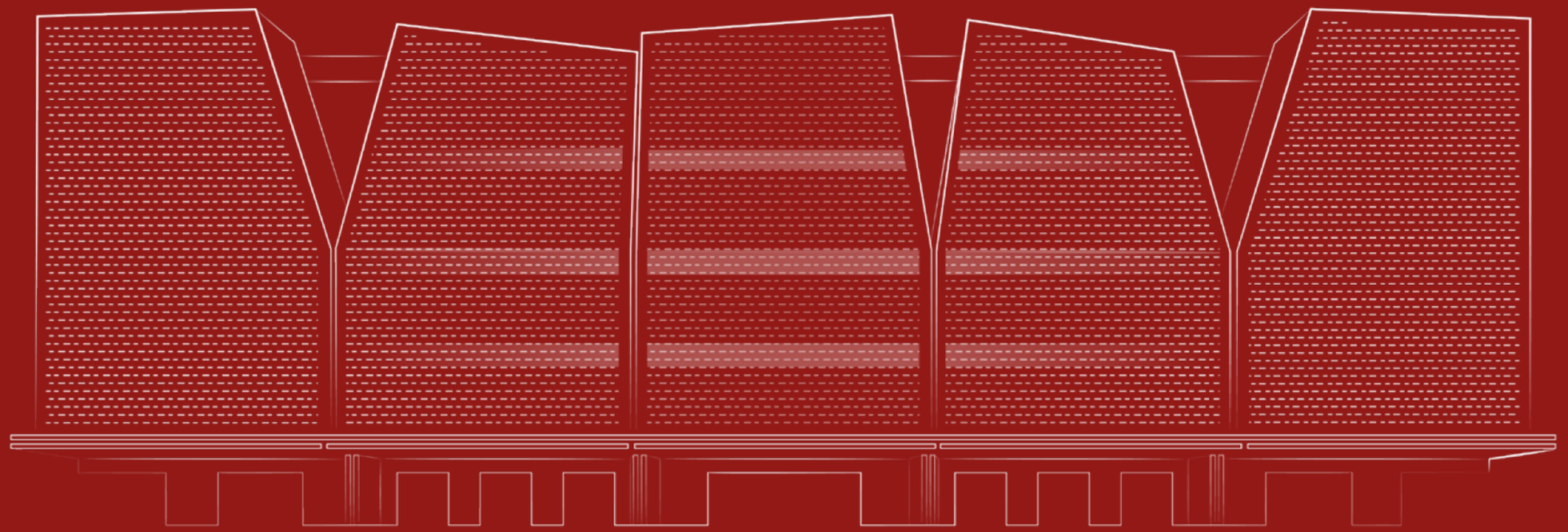
The interplay of artificial lighting with the perforated brick façade will not only enhance the striking visual appearance of the building's architecture but also emphasize the three-dimensional form and textures of the materials, thereby enhancing the brand identity after dark.







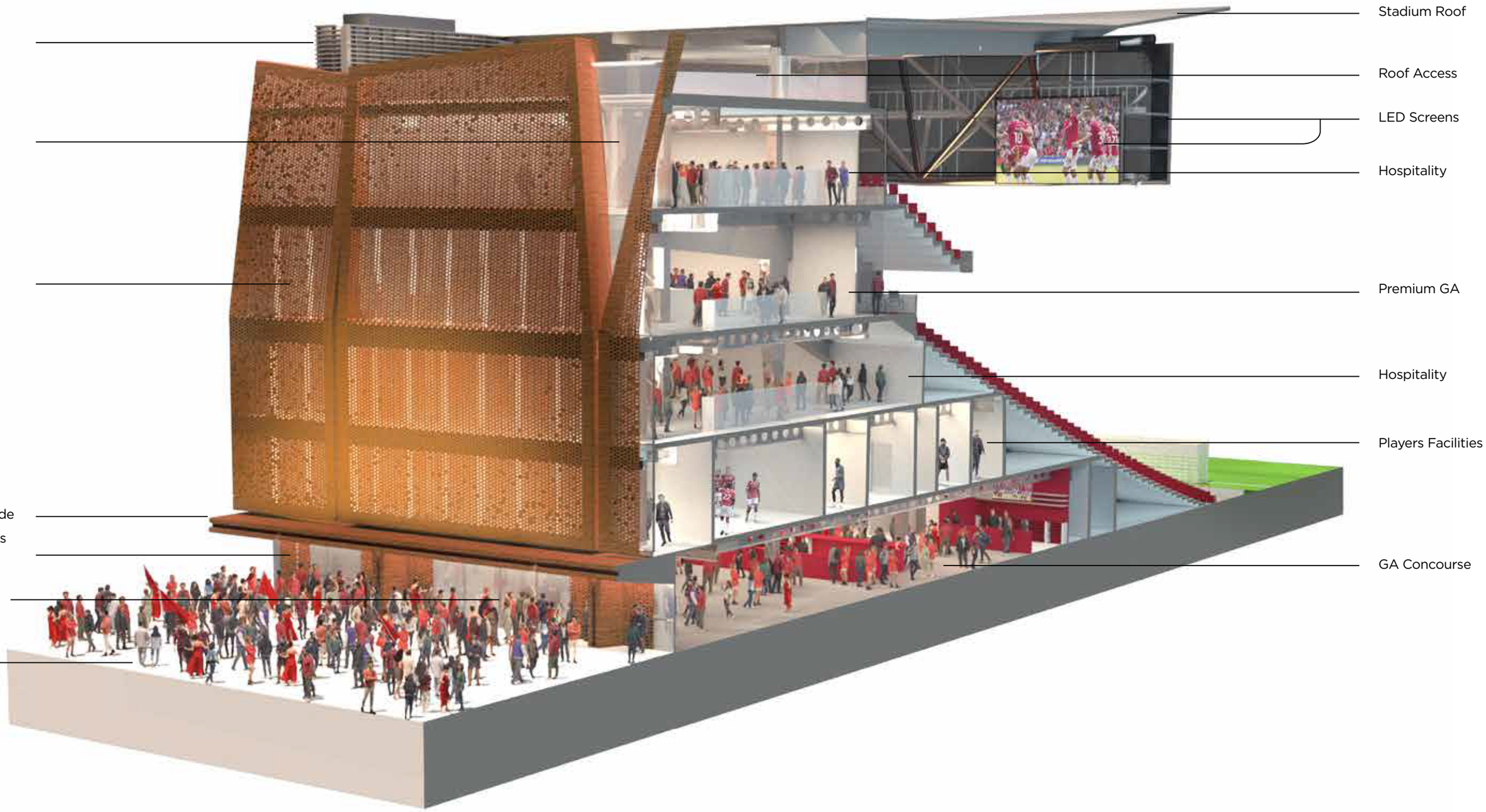
4.16 Developed Strata



4.17 Developed Design Proposal

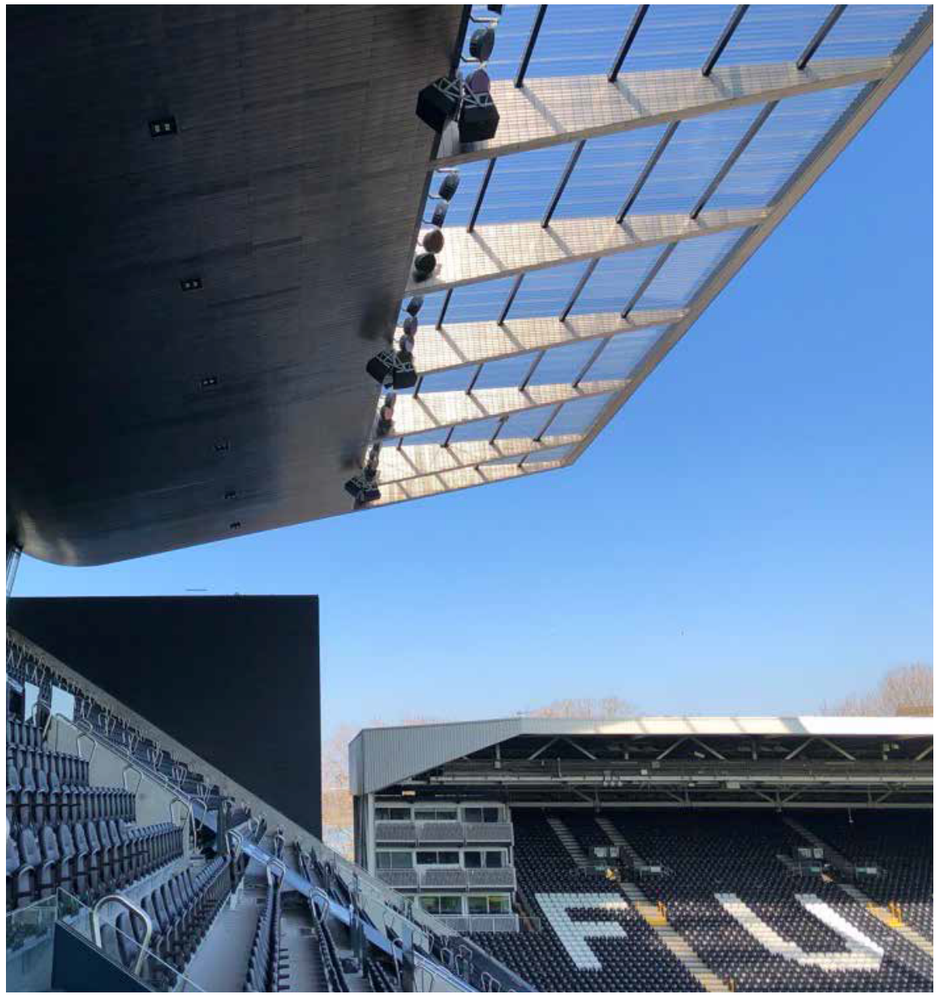


4.18 Bay View


Weather stop louvre system
Glazed curtain wall, forming the 'internal skin' of the facade strategy
Perforated Brick Facade
Brickwork influenced by appearance and finish of local brick – Ruabon Brick
Brick clad canopy and soffit to match perforated brick facade
Brick facade and piers to match perforated brick facade
Glazed curtain walls and doors
Fan Plaza
Stadium Roof
Roof Access
LED Screens
Hospitality
Premium GA
Hospitality
Players Facilities
GA Concourse

4.19 Polycarbonate Roof Applications

Riverside - Craven Cottage Stadium, Fulham, London

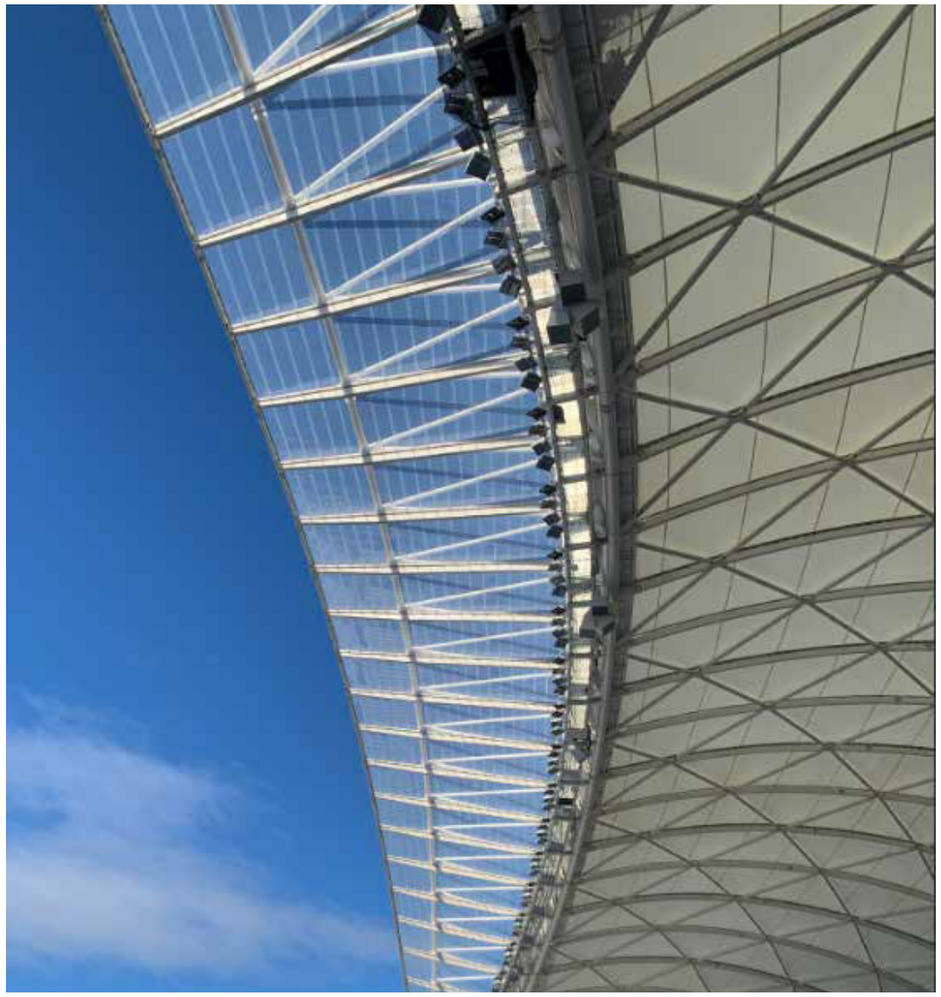






4.20 ETFE Roof Applications

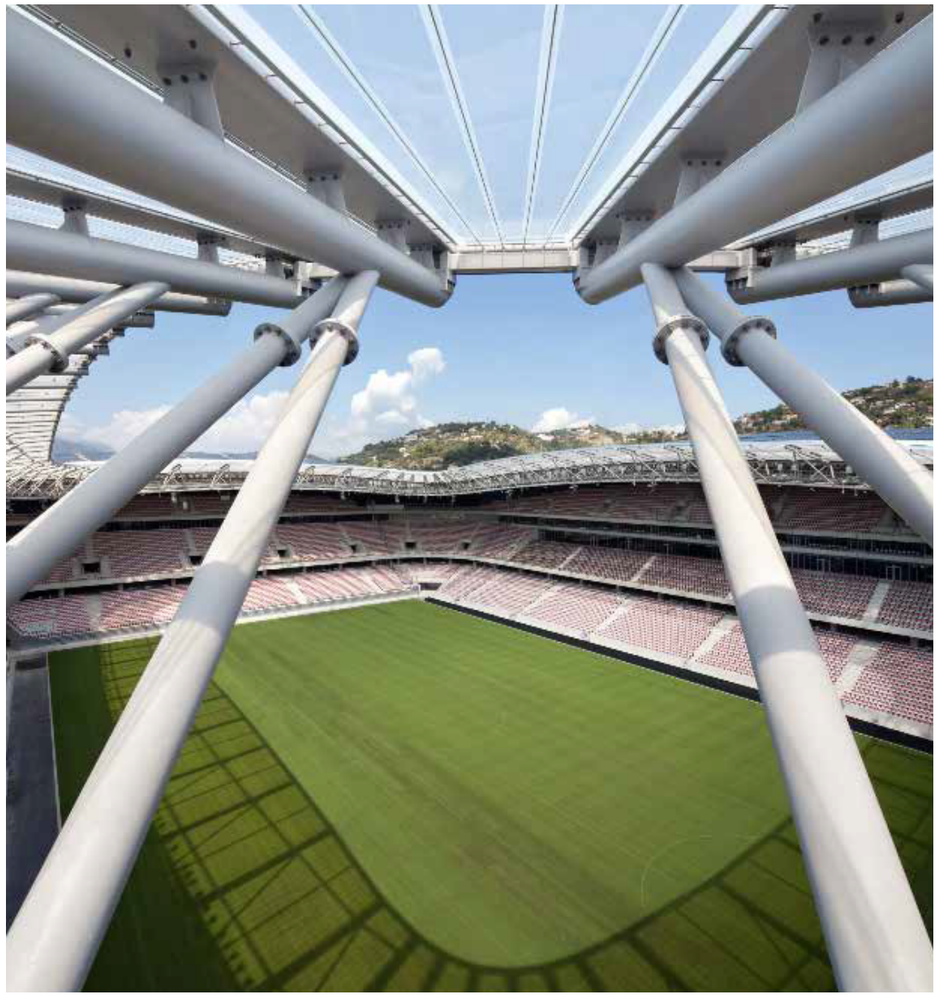
Sydney Football Stadium, Australia

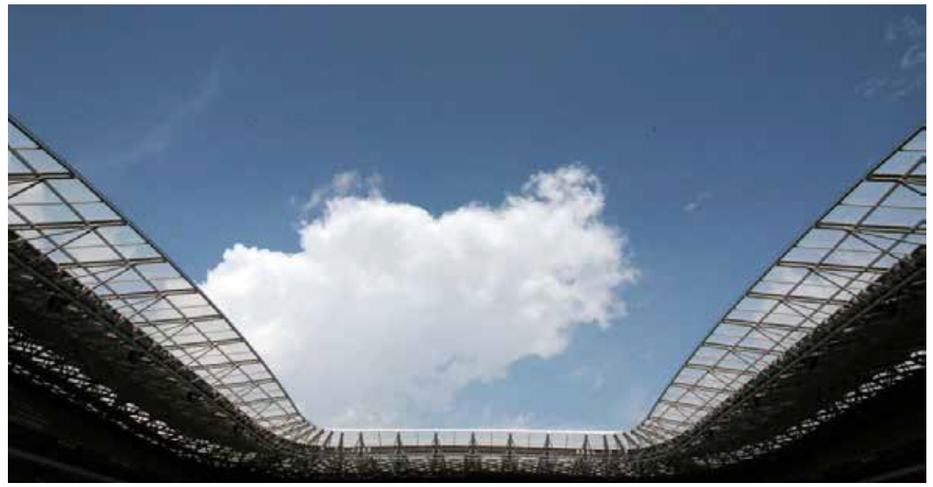






Allianz Rivera Stadium, Nice, France







4.21 Kop LED Screen

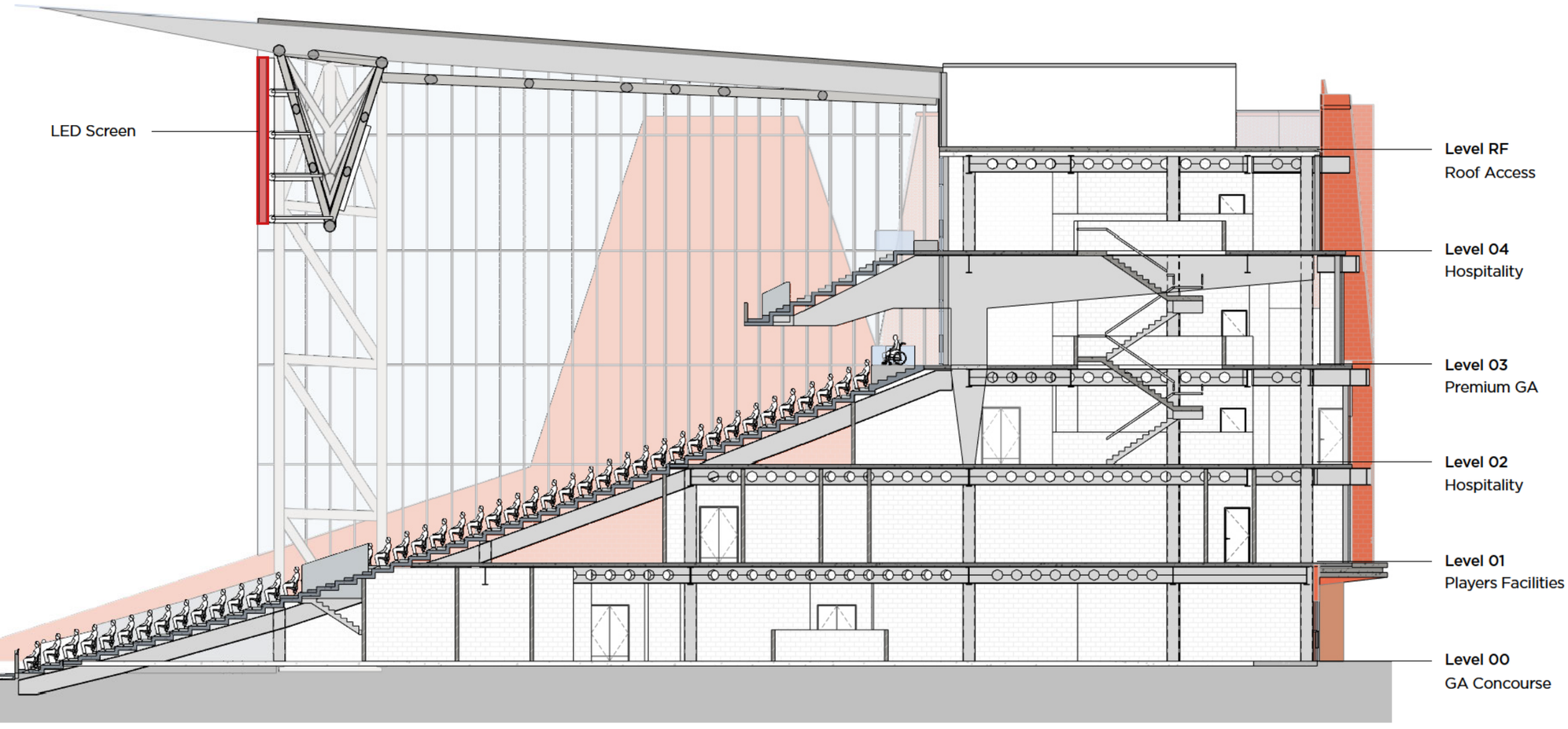
Distance to screen from furthest viewing distance: 126m

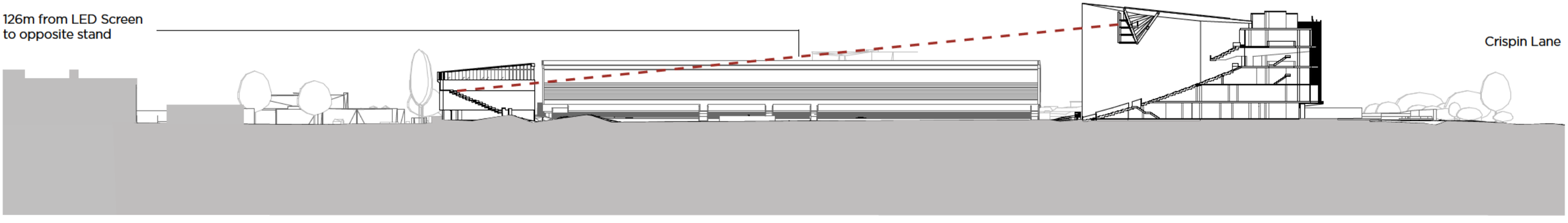
Proposed screen height: 6.84m

Proposed screen width: 18.24m (24:9 ratio)

Proposed pixel pitch: 6 to 8mmProposed text height for legibility: 368mm

Proposed pixel canvas: 1026px high, 1814px wide





4.22 Kop Hospitality Screen

Distance to screen from furthest viewing distance: 20m

Distance to screen from closest viewing distance: 16m

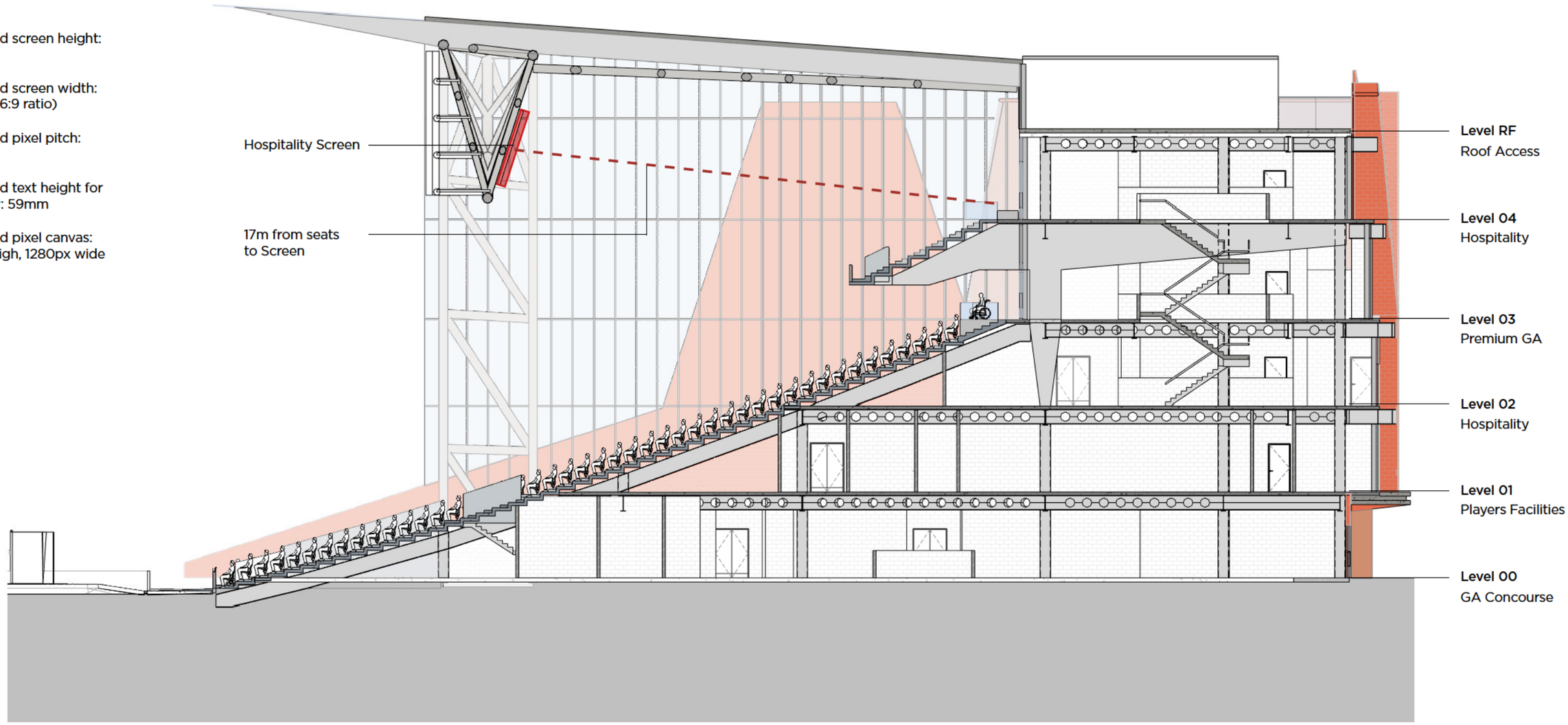
Proposed screen height: 4.3m

Proposed screen width: 7.64m (16:9 ratio)

Proposed pixel pitch: <=6mm

Proposed text height for legibility: 59mm

Proposed pixel canvas: 720px high, 1280px wide



4.23 Kop PAVA

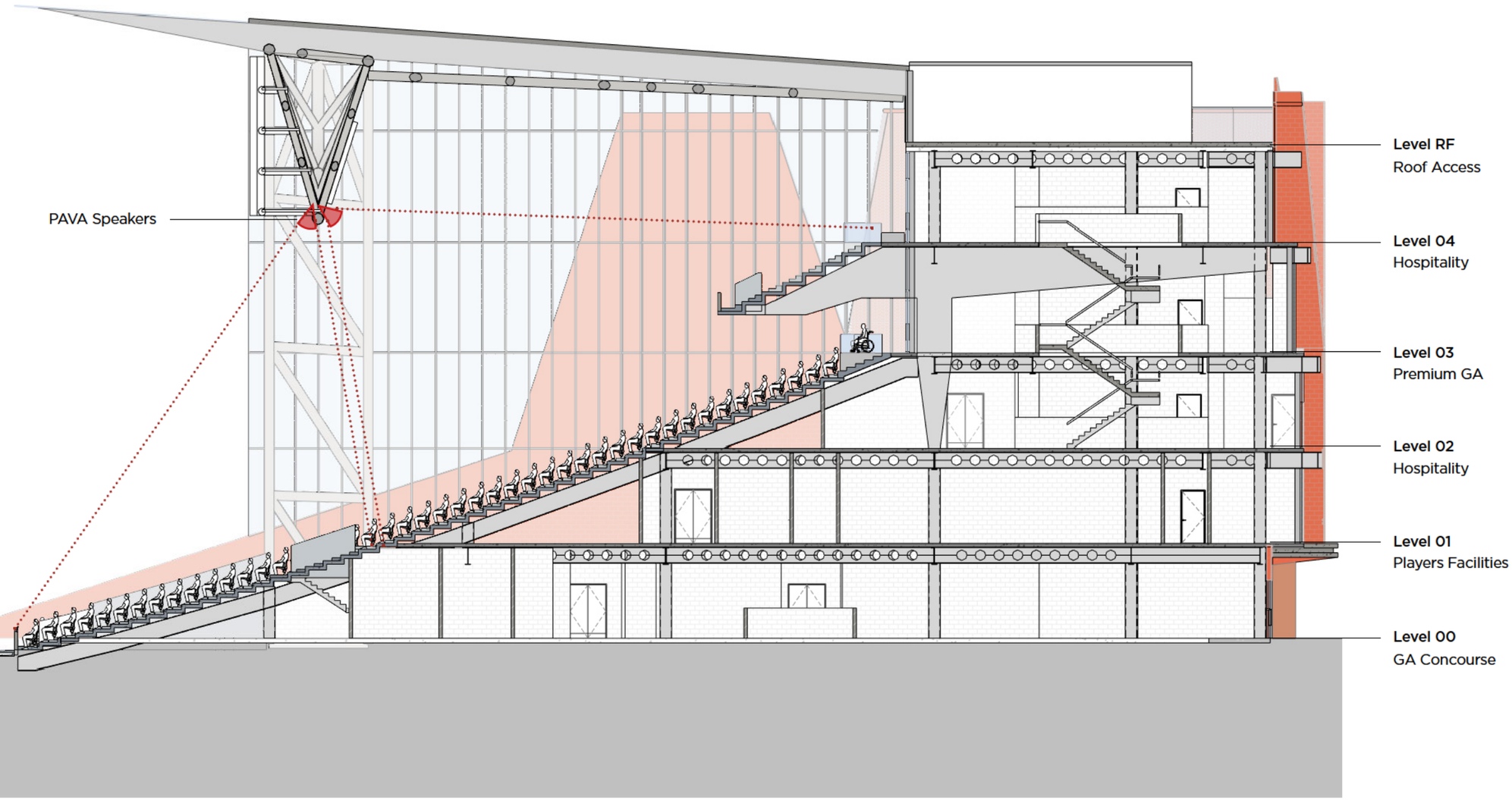
New PAVA Speakers to provide coverage to Kop Stand required.

Voice alarm and announcement.

No production sound reproduction in base build scenario.

Horn based solution proposed for cost efficiency and performance.

Highly directional speakers proposed to reduce noise transfer to other Stands or external noise sensitive receivers.

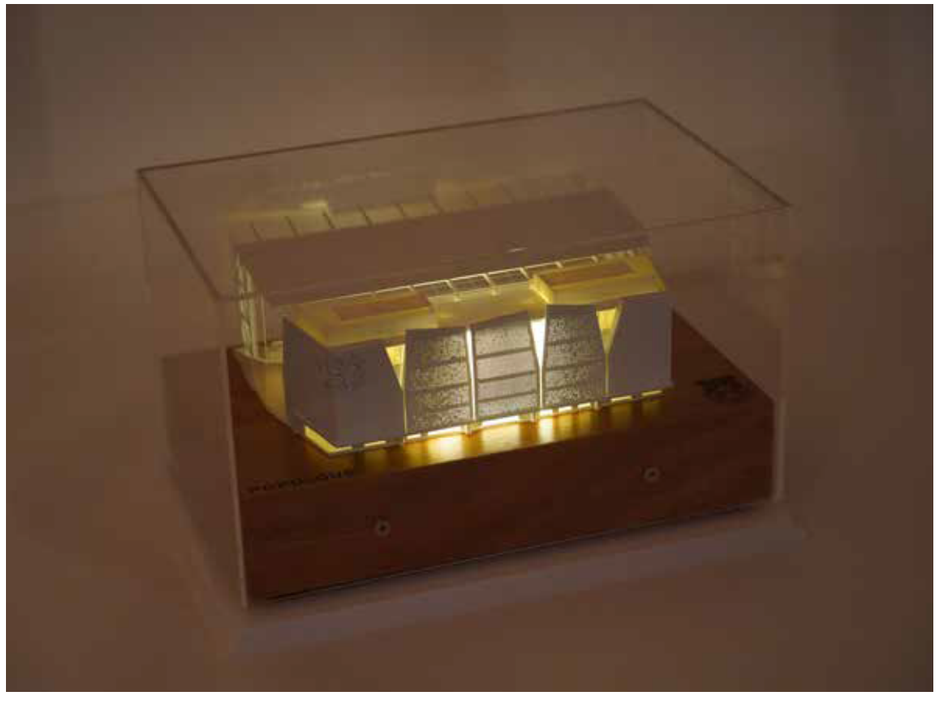


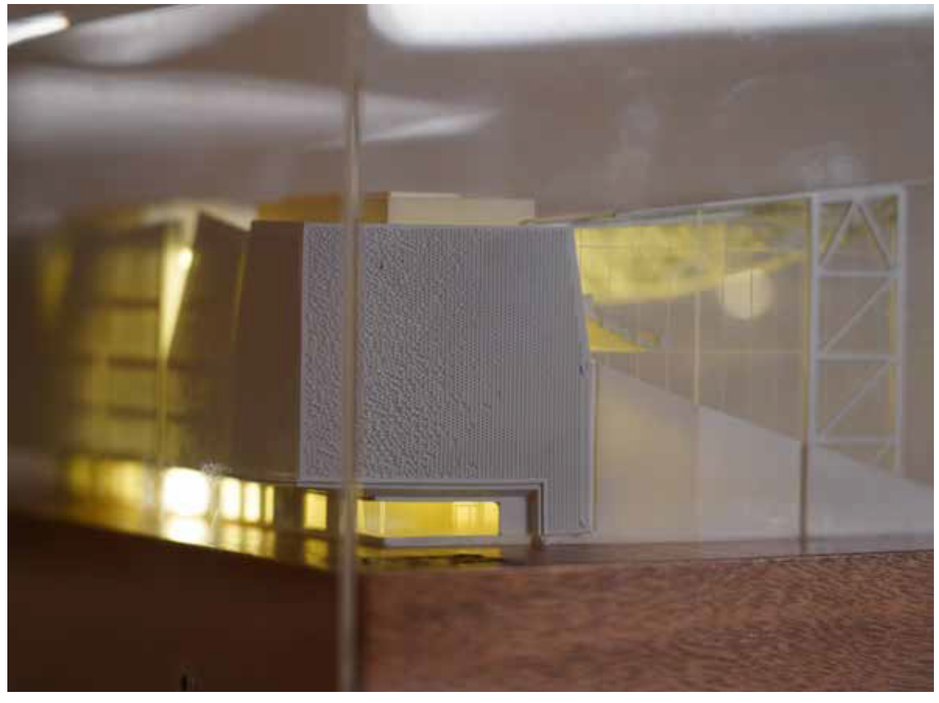
4.24 Physical Model











THE PROPOSAL

5

5.1 Proposed Site Plan

The proposed site plan sits over the current temporary stand.

The extent of the site is from the existing boundary wall abutting the Turf Pub car park to the South, to the site edge running parallel to Crispin Land to the East, and following the current boundary line leading back towards the existing temporary stand and site facilities to the North.

The site is for the New Kop Stand and Public Plaza.



Planning Application Boundary

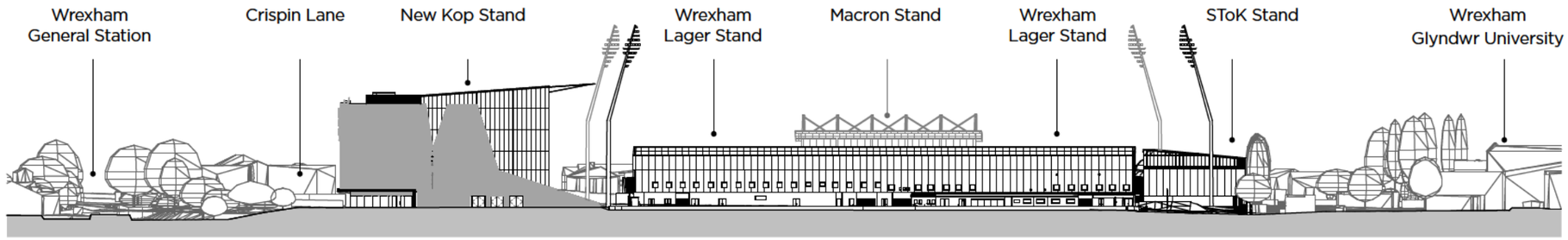
Other Land In Club Ownership

Refer to drawing:
WRX-POP-ZZZ-ZZZ-DR-AR-021003

5.2 Proposed Contextual Elevations

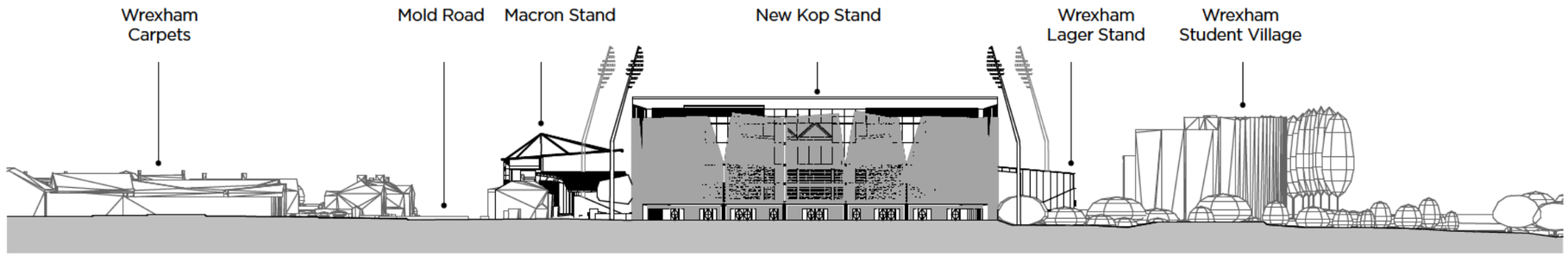
North Elevation

Elevation view from in front of Wrexham Lager Stand



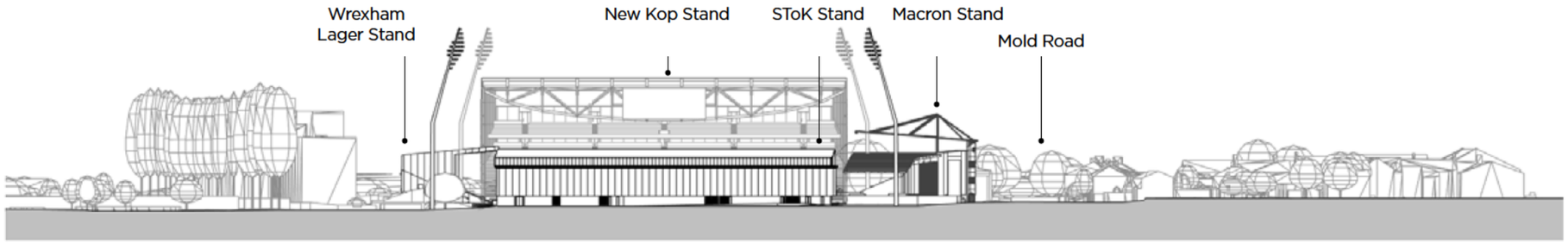
East Elevation

Elevation view from Crispin Lane



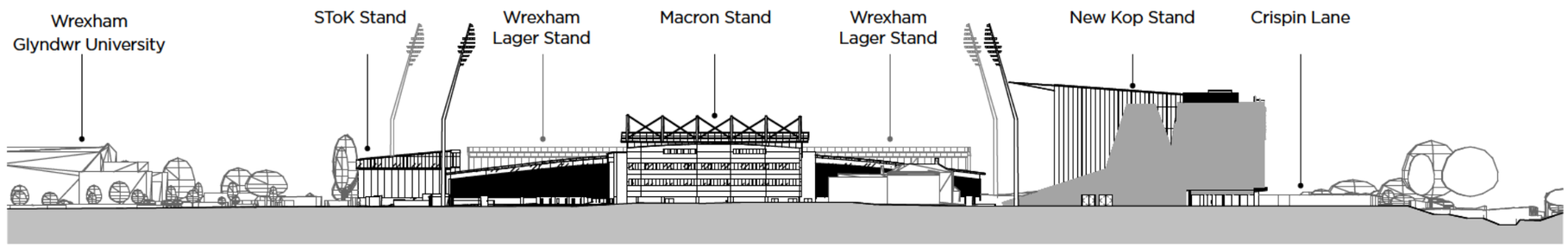
West Elevation

Elevation view from the University Campus



South Elevation

Elevation view from Mold Road

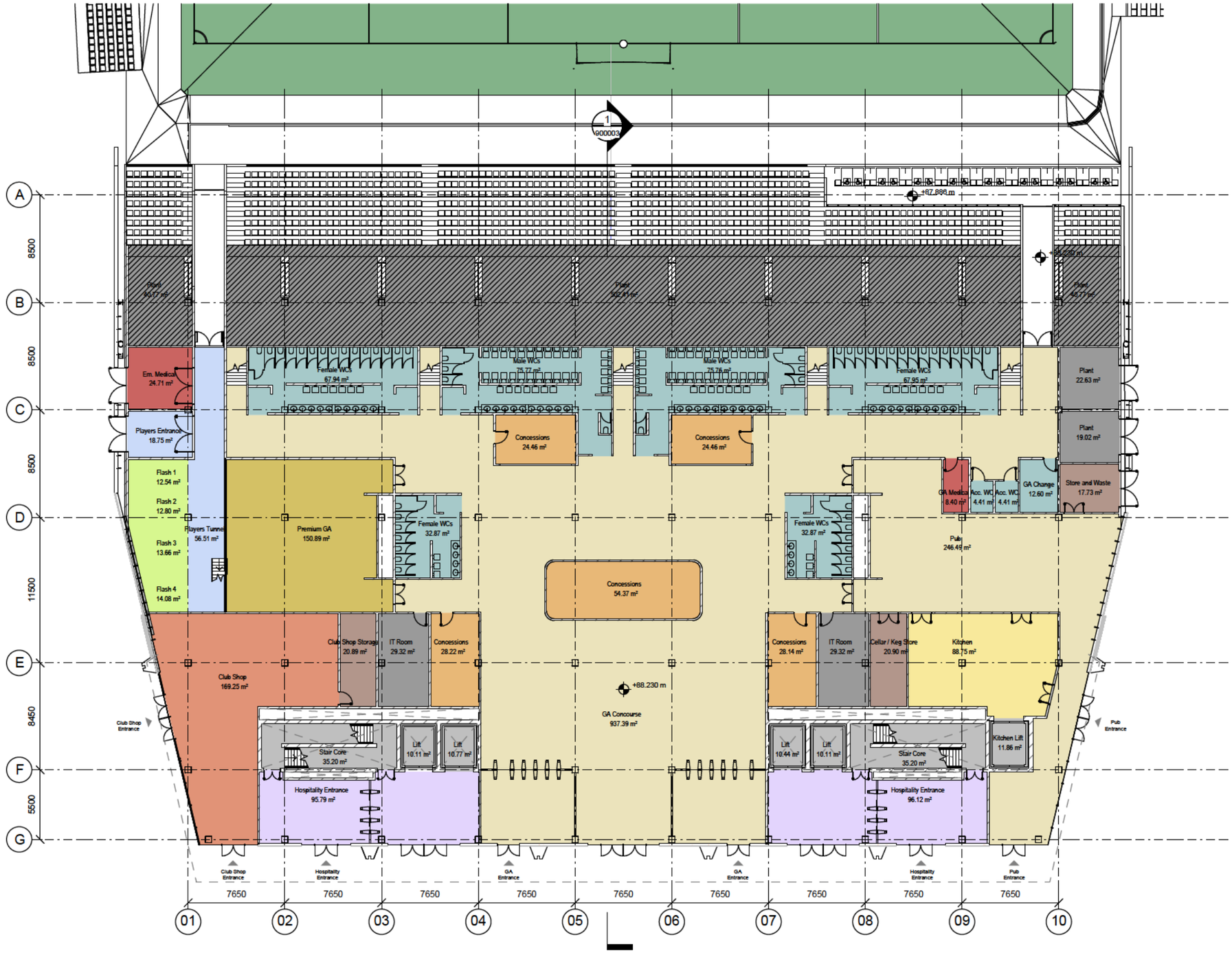


Refer to drawing:
WRX-POP-ZZZ-ZZZ-DR-AR-023041

5.3 Ground Floor Plan

Legend

- Athlete Circulation
- Media
- Hospitality Circulation
- GA Concourse
- Premium GA
- Toilets
- Concessions & Catering
- Retail
- Medical
- Back of House
- Kitchens
- Vertical Circulation
- Plant



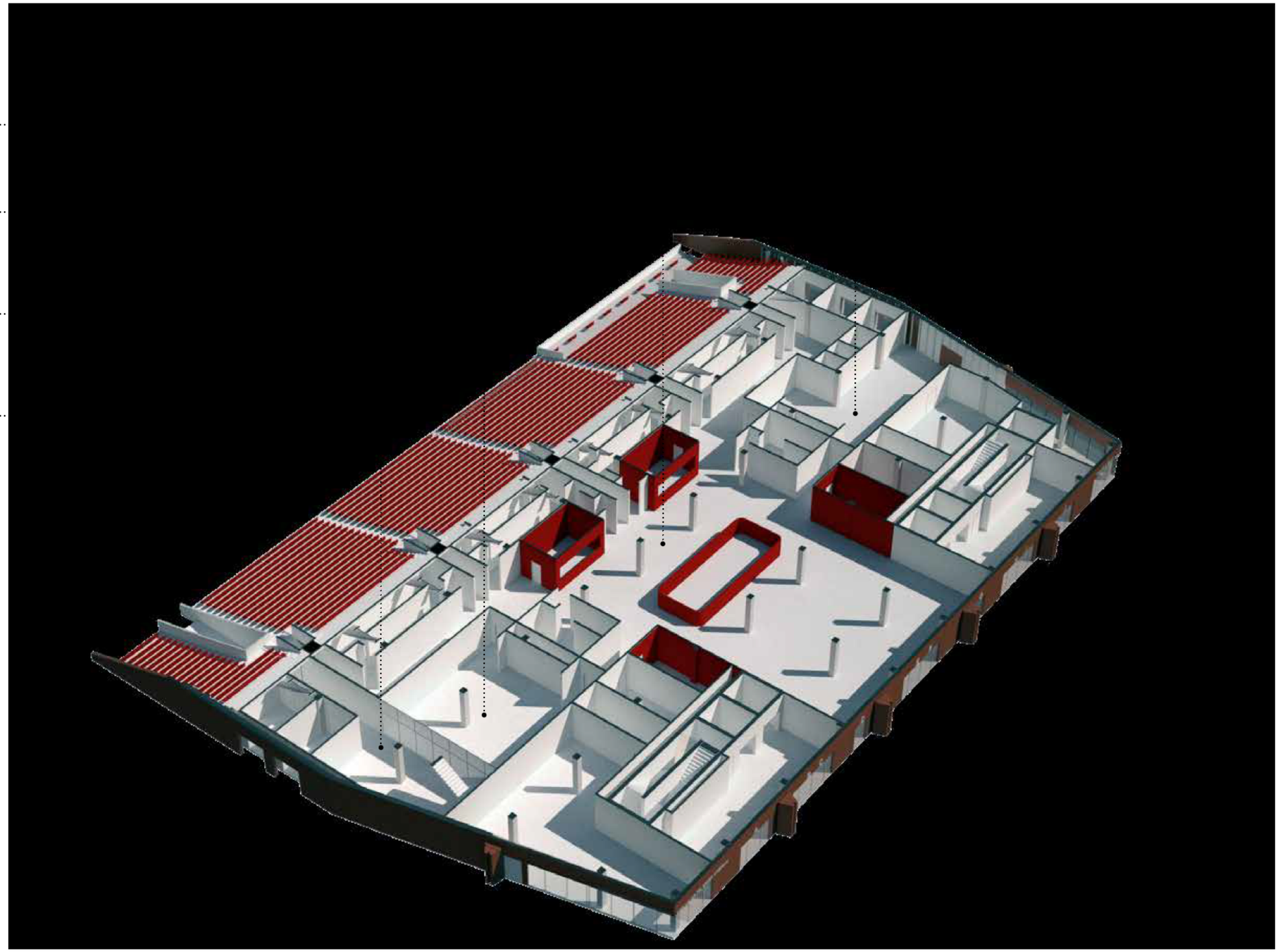
Refer to drawing:
WRX-POP-KOP-L00-DR-AR-021020

Pub

GA Concourse

Premium GA

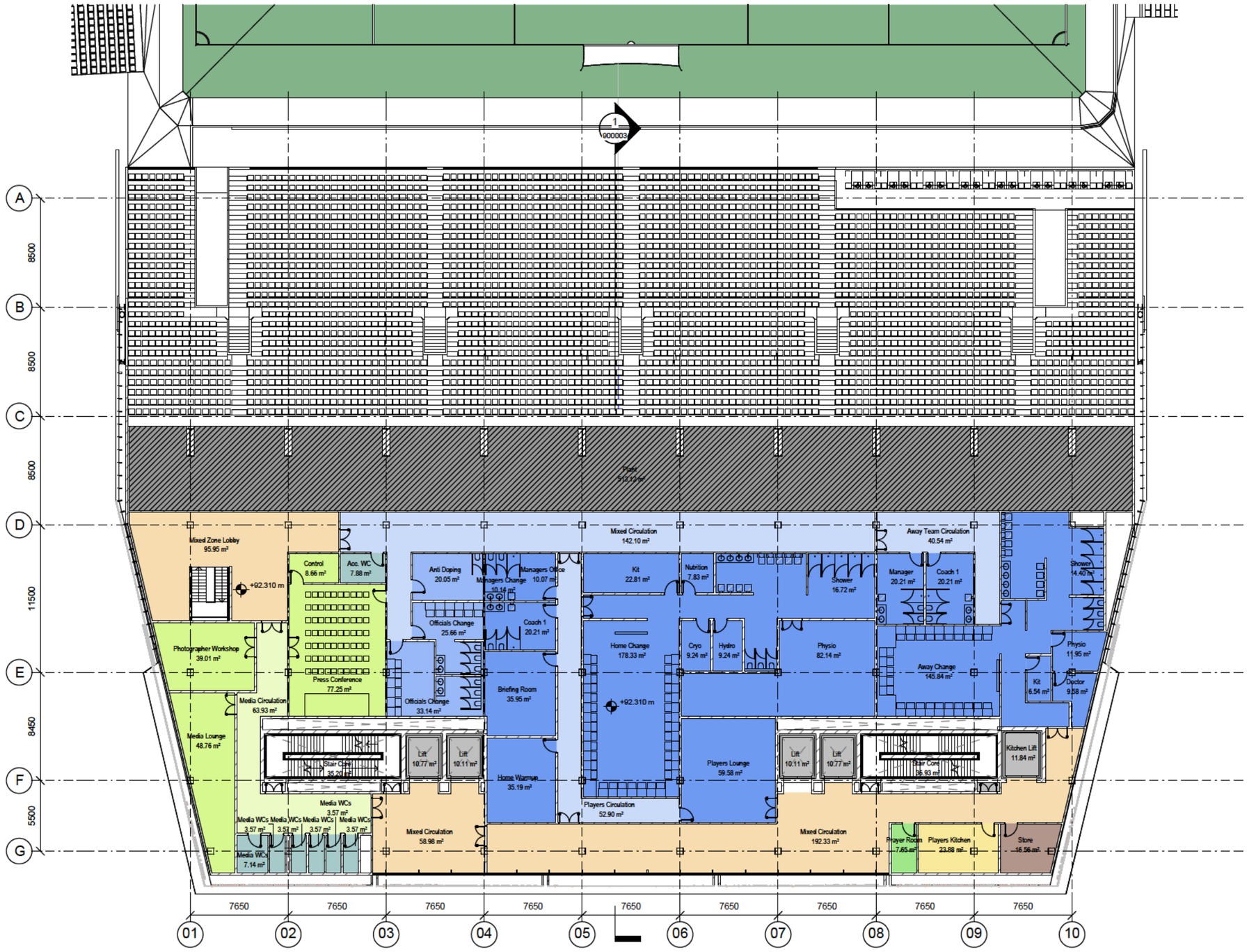
Players Tunnel



5.4 First Floor Plan

Legend

- Athletes
- Officials
- Athlete Circulation
- Media
- Media Circulation
- Toilets
- Prayer Room
- Back of House
- Kitchens
- Operations Circulation
- Vertical Circulation
- Plant



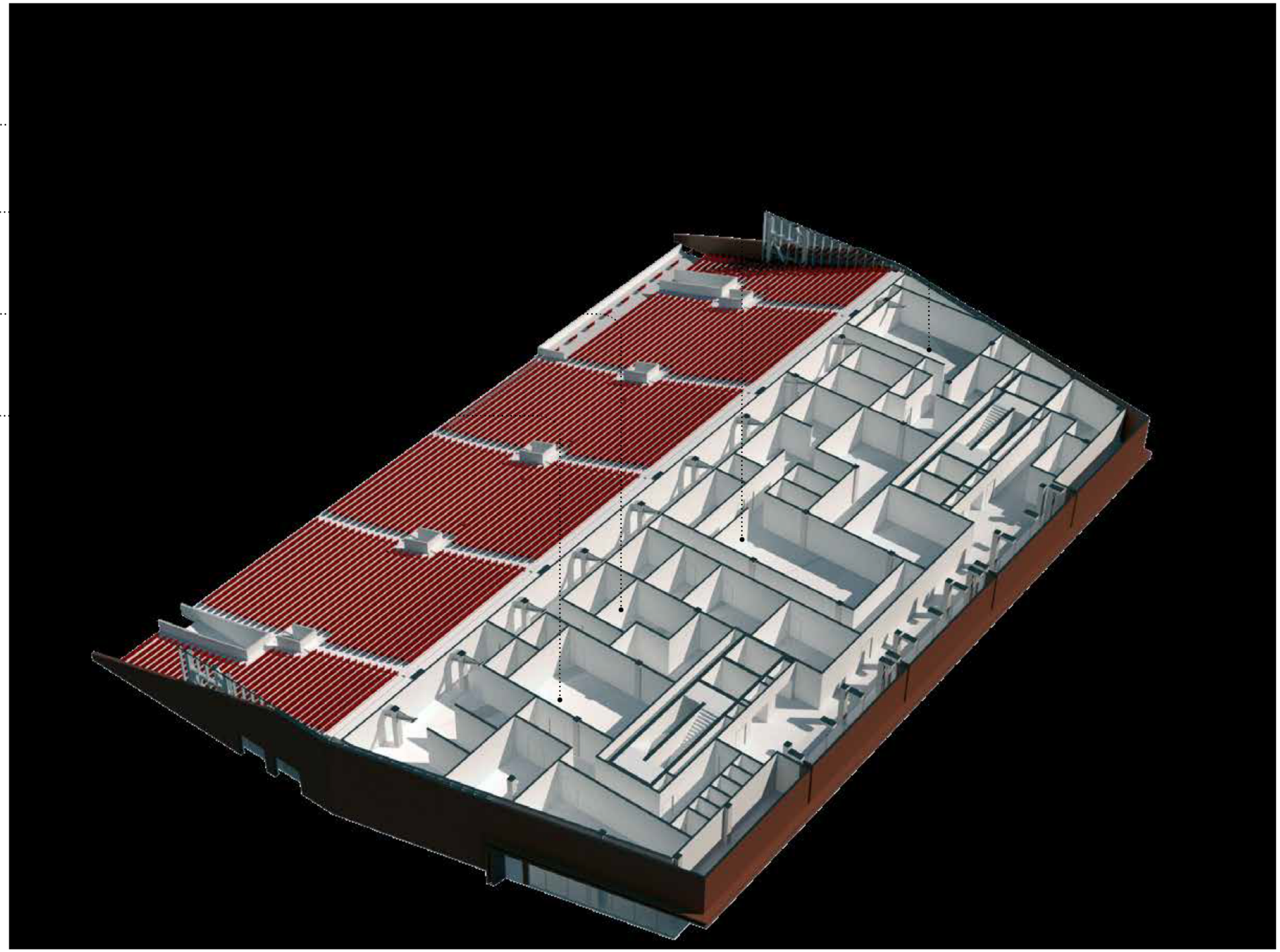
Refer to drawing:
WRX-POP-KOP-L01-DR-AR-021021

Away Team Facilities

Home Team Facilities

Officials Facilities

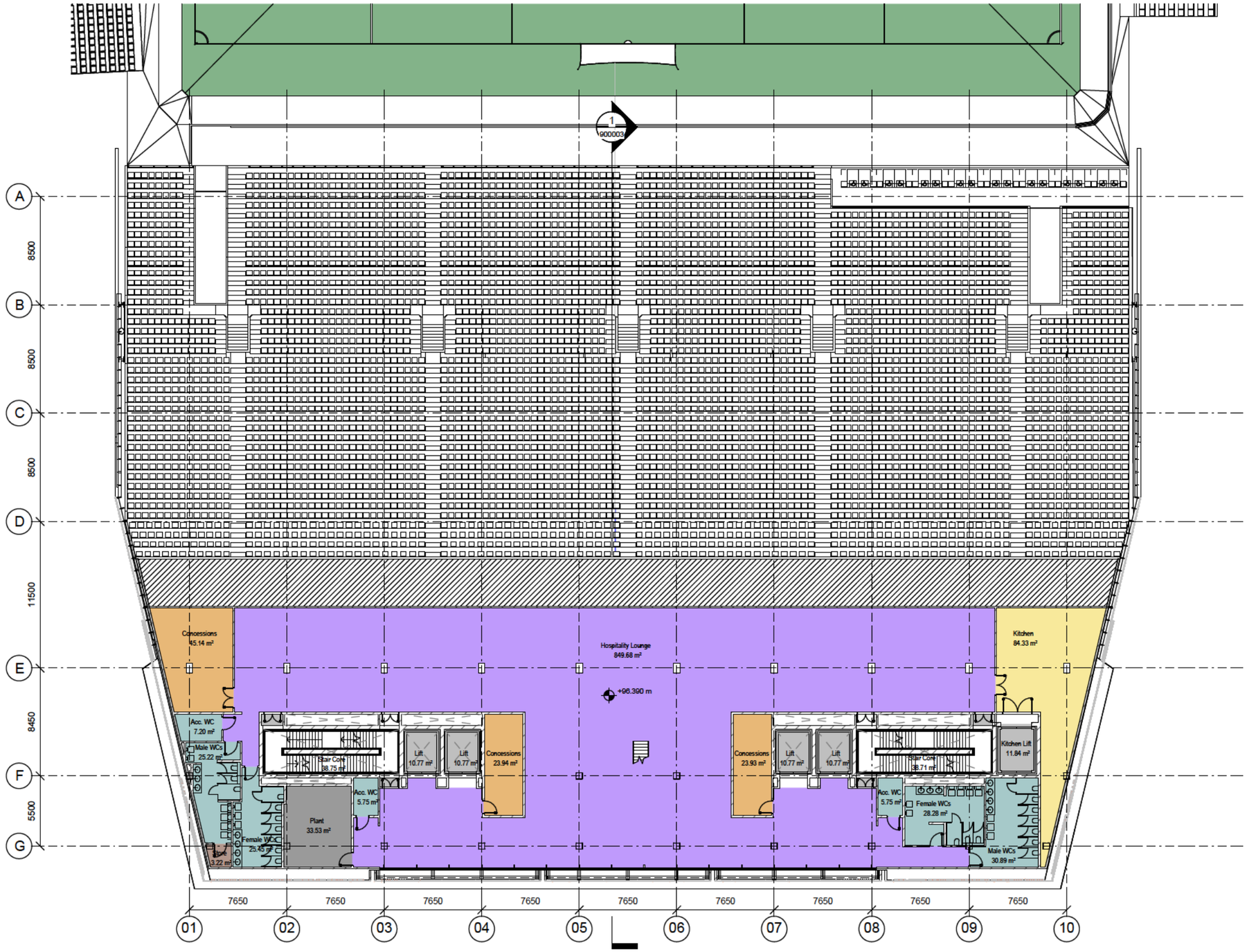
Media Facilities



5.5 Second Floor Plan

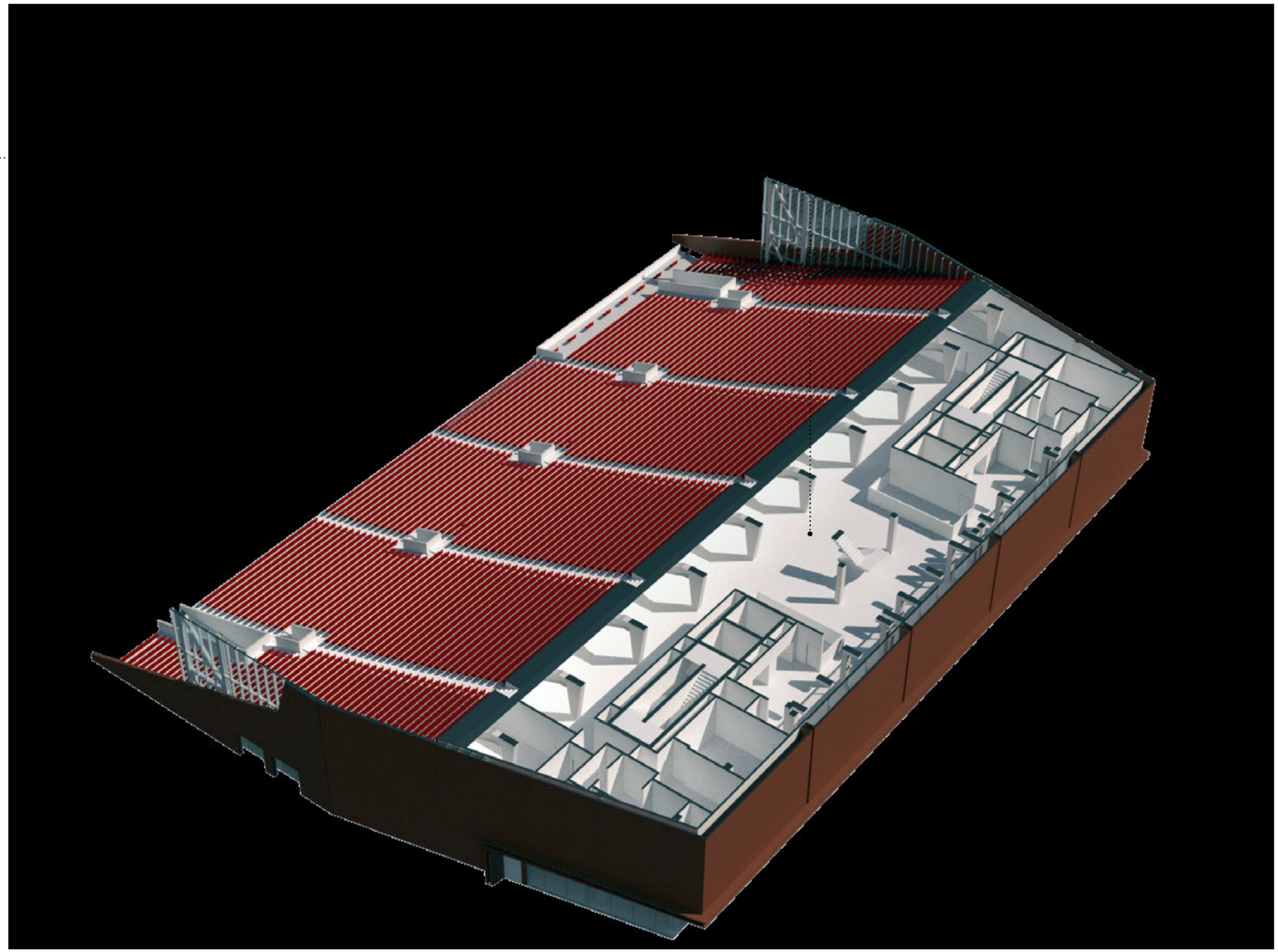
Legend

- Hospitality
- Toilets
- Concessions & Catering
- Back of House
- Kitchens
- Vertical Circulation
- Plant



Refer to drawing:
WRX-POP-KOP-L02-DR-AR-021022

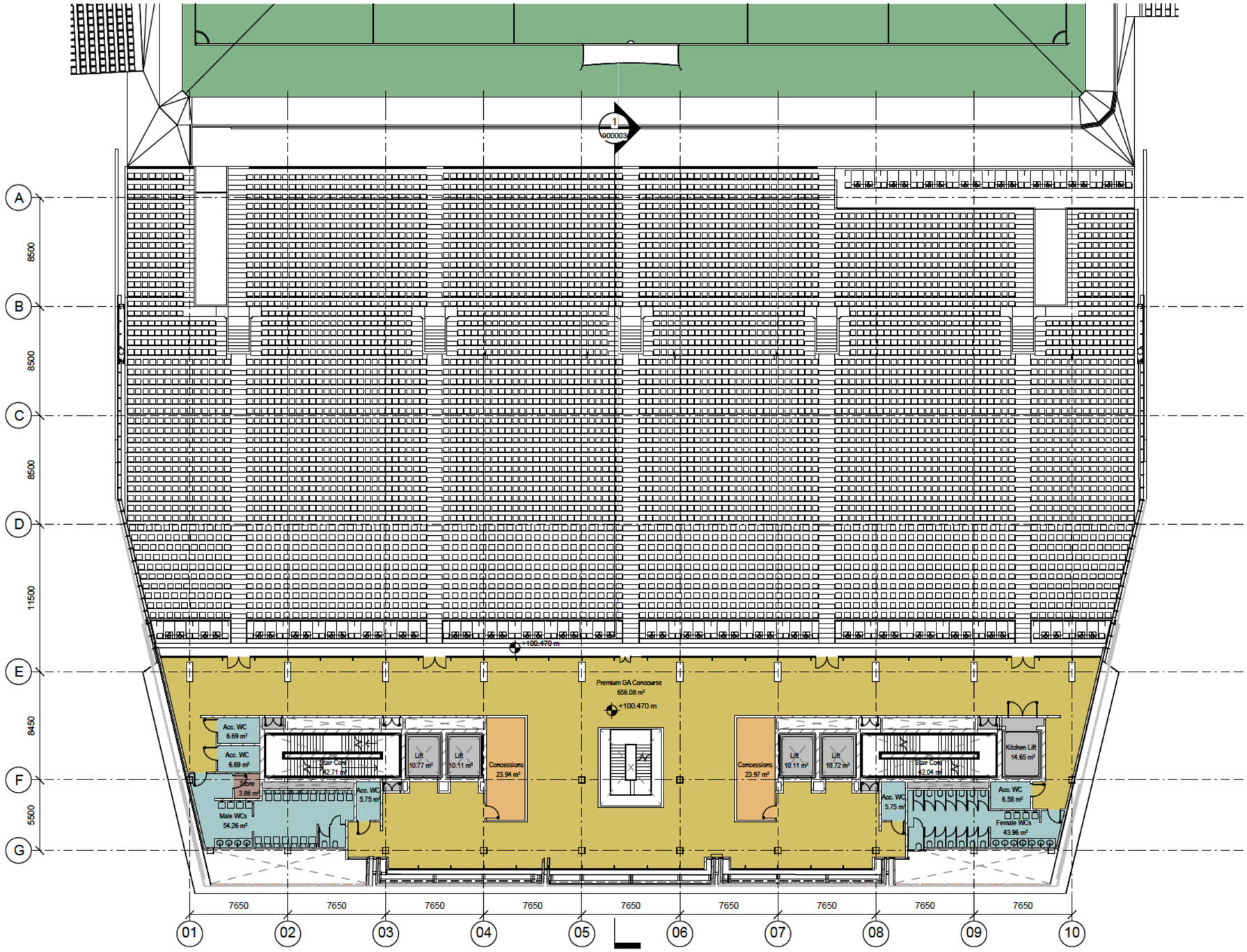
Premium Hospitality



5.6 Third Floor Plan

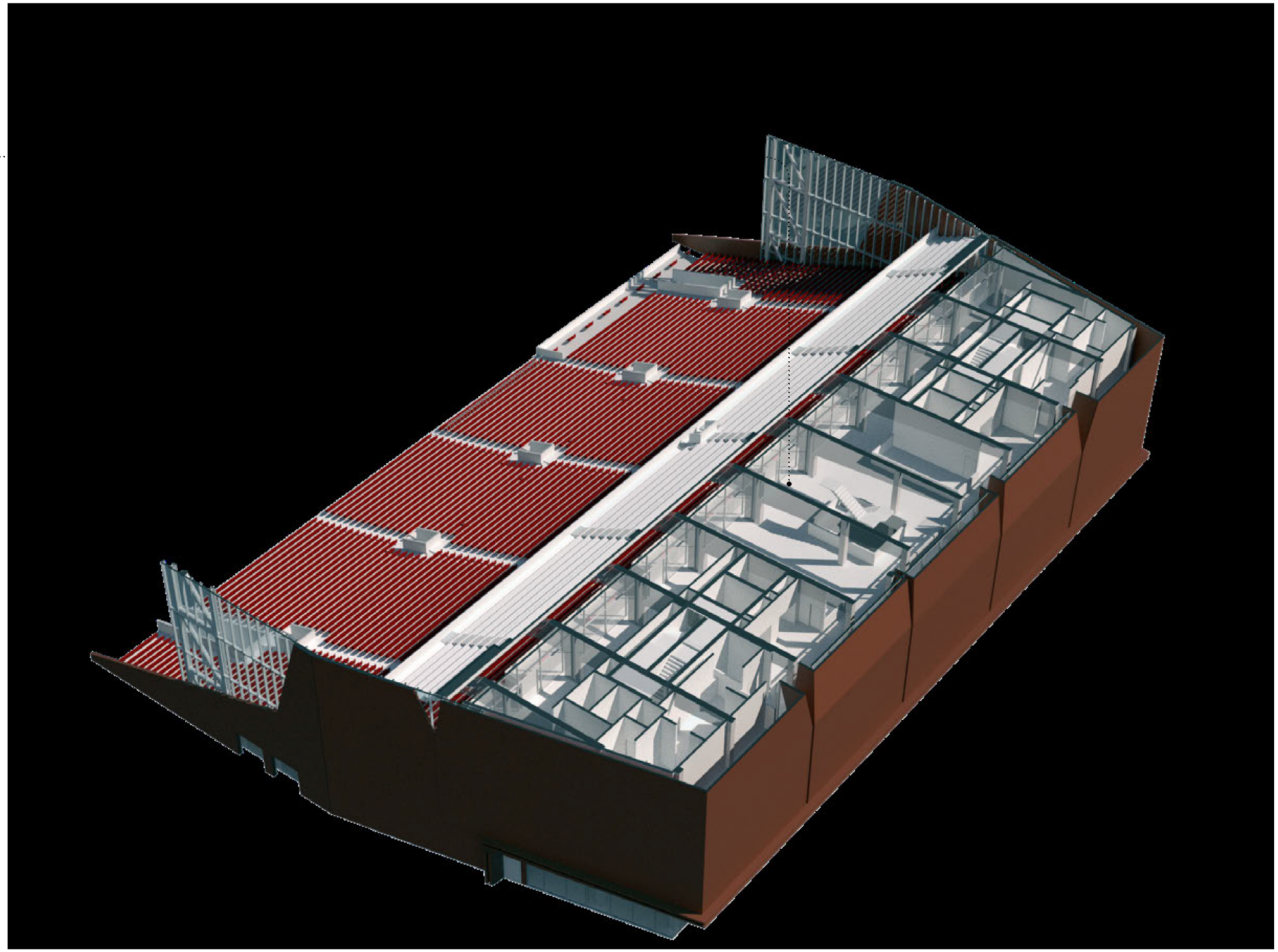
Legend

- Premium GA
- Toilets
- Concessions & Catering
- Back of House
- Vertical Circulation



Refer to drawing:
WRX-POP-KOP-L03-DR-AR-021023

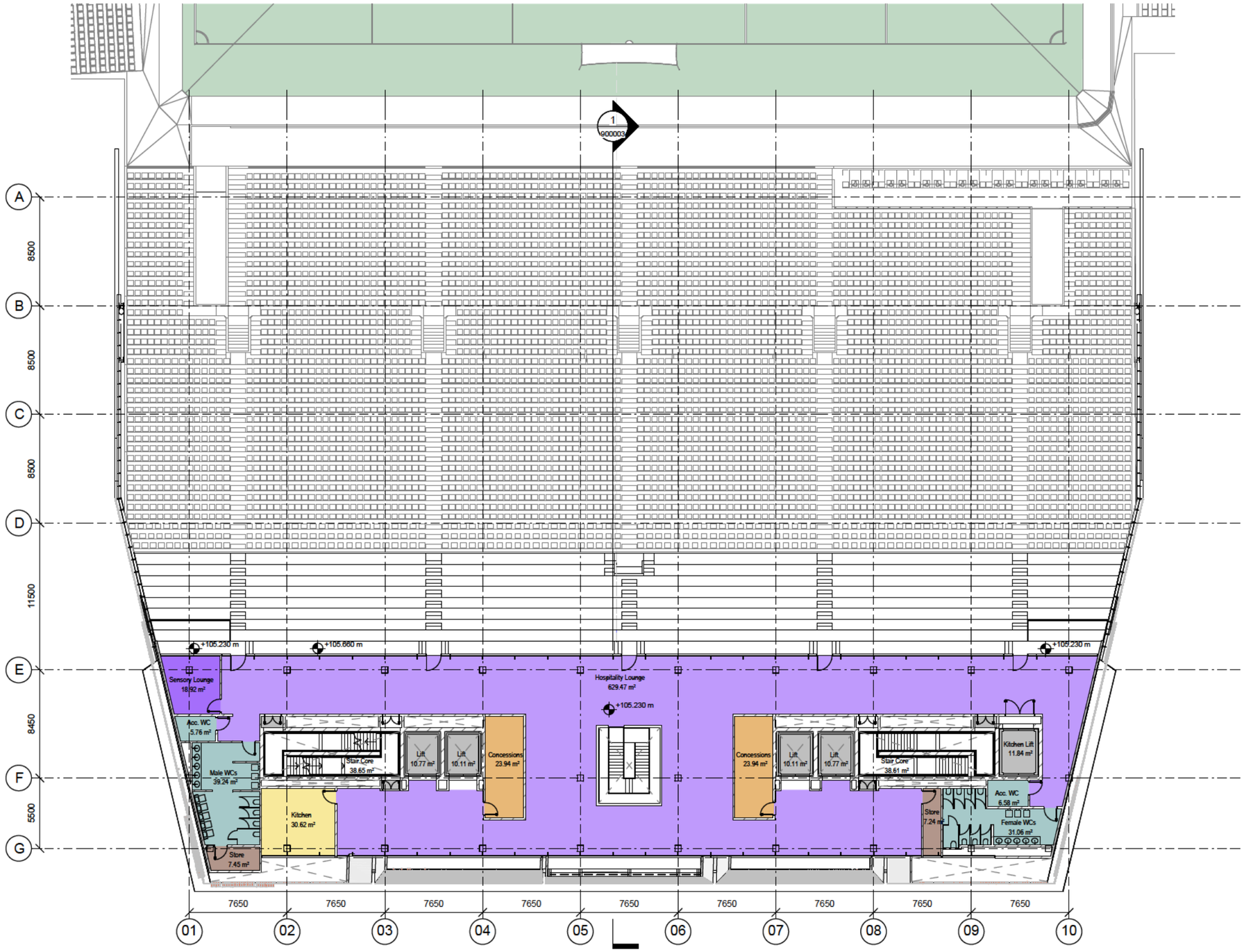
Premium GA



5.7 Fourth Floor Plan

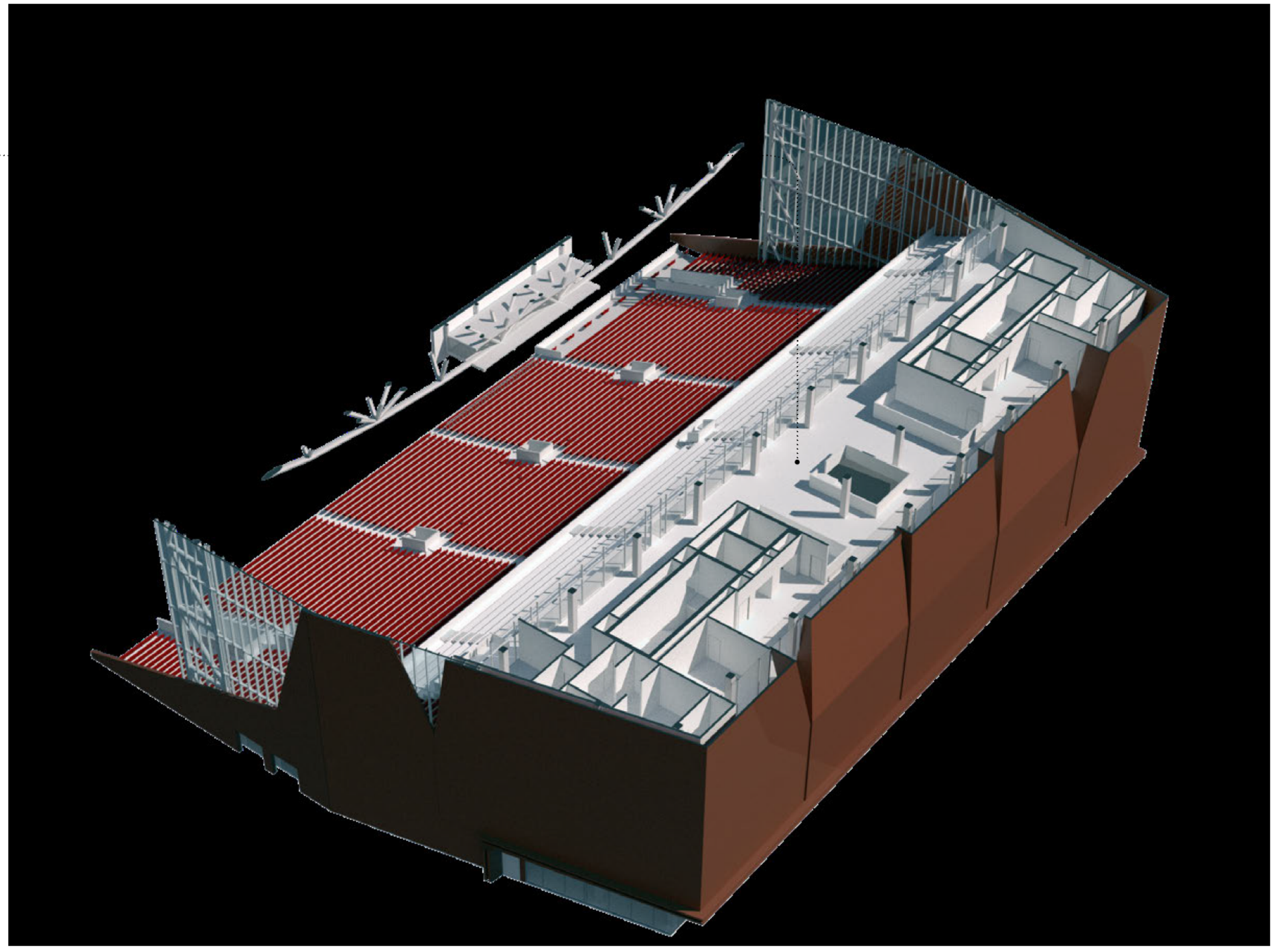
Legend

- Hospitality Box
- Hospitality
- Toilets
- Concessions & Catering
- Back of House
- Kitchens
- Vertical Circulation



Refer to drawing:
WRX-POP-KOP-L04-DR-AR-021024

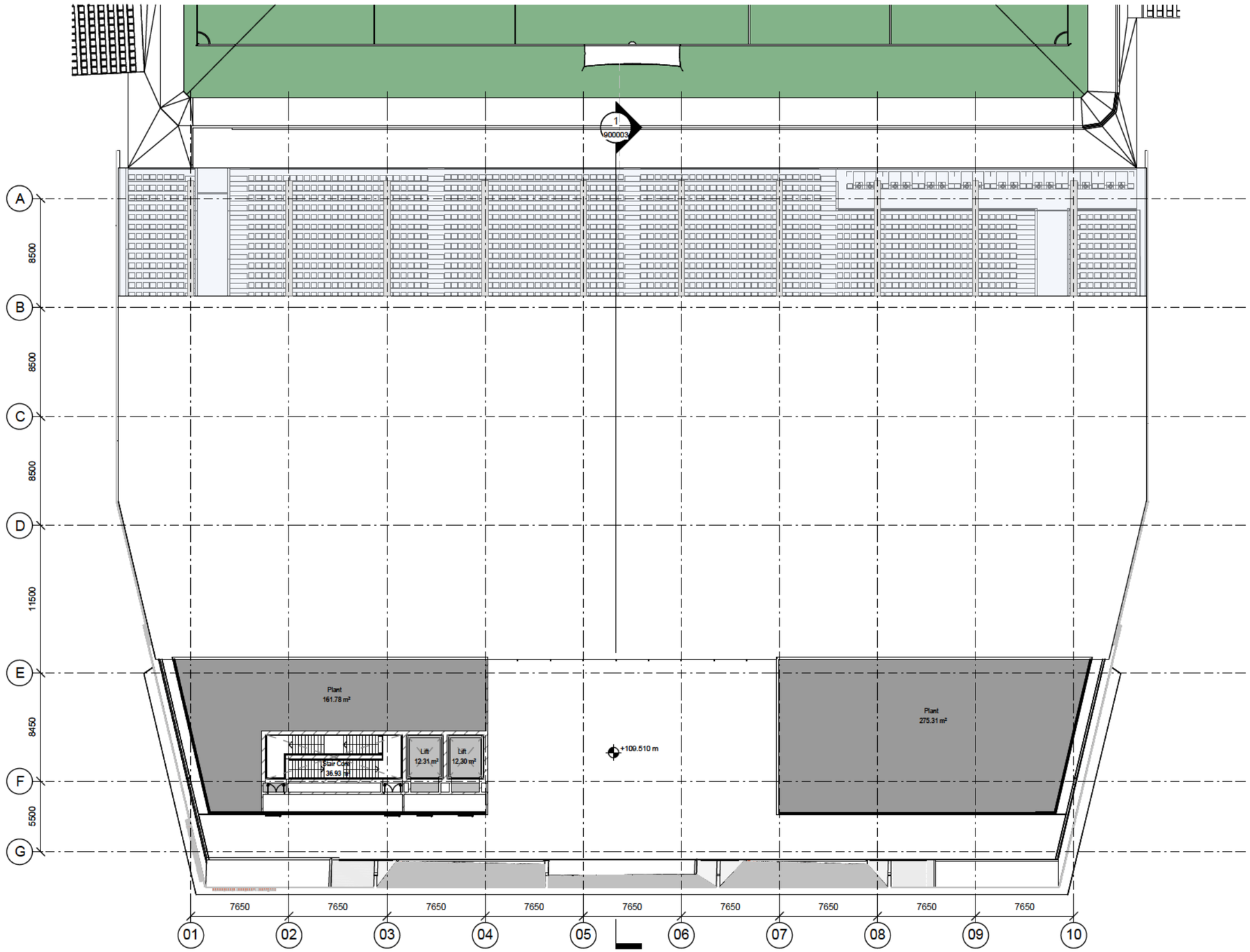
Premium Hospitality



5.8 Roof Plan

Legend

- Vertical Circulation
- Plant

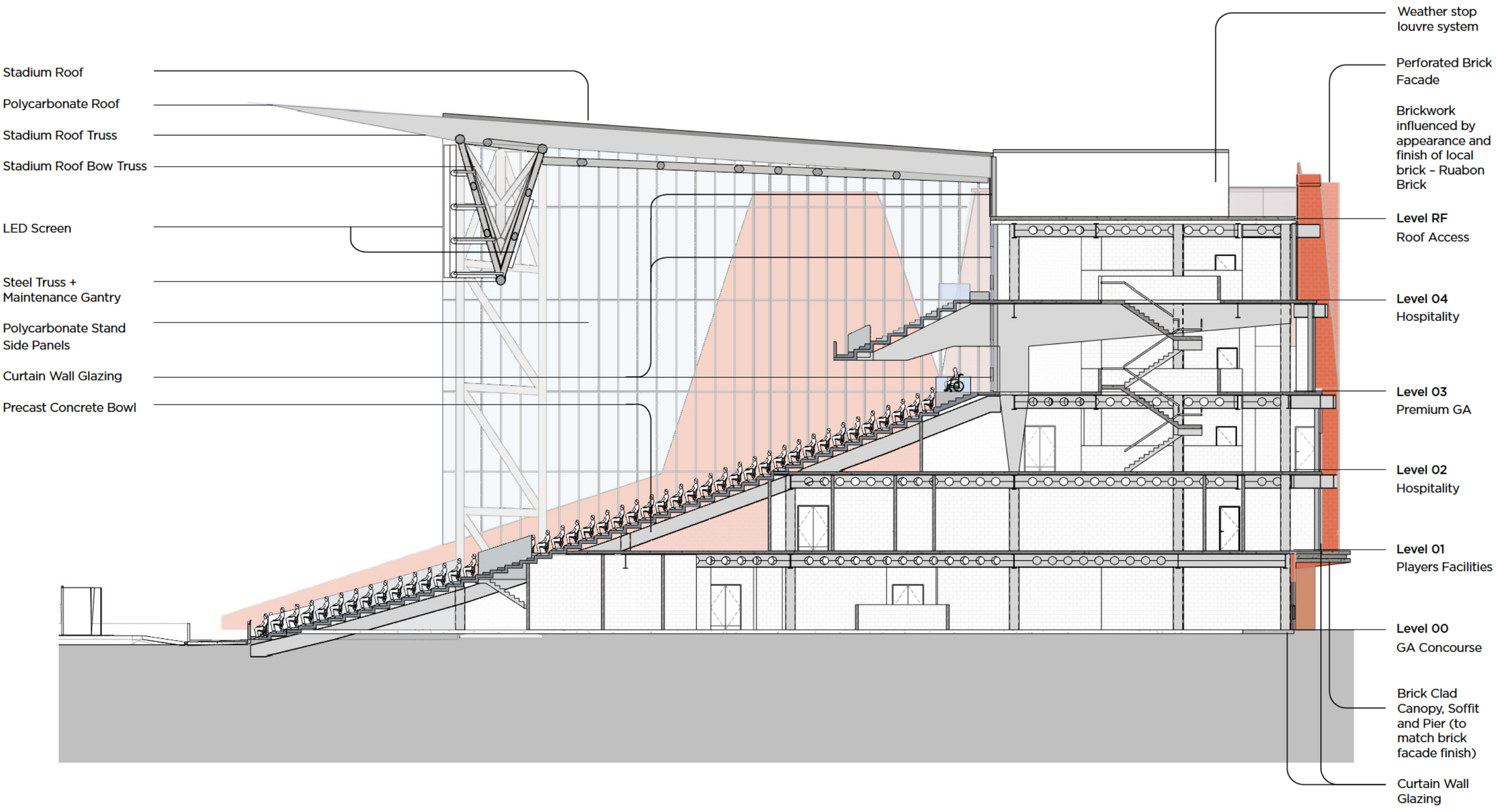


Refer to drawing:
WRX-POP-KOP-LRF-DR-AR-021025

Roof Access

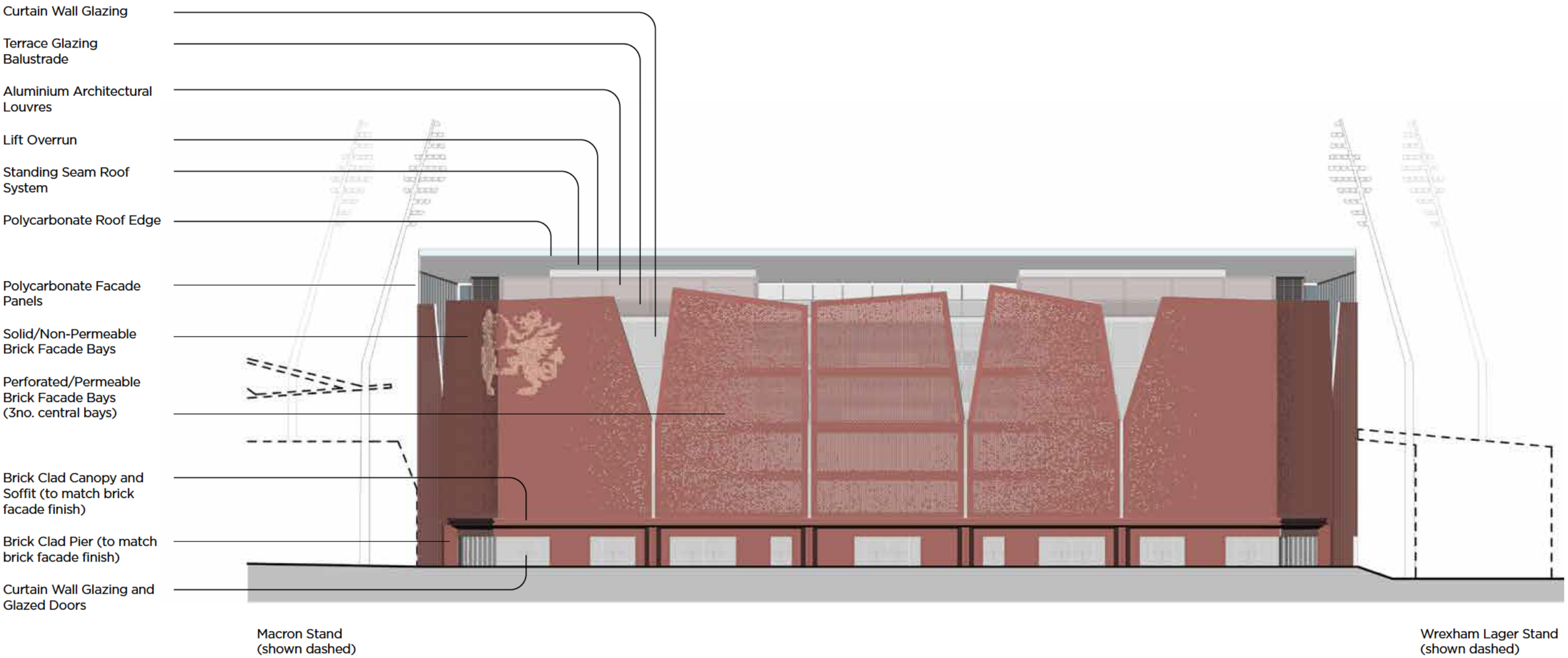


5.9 Proposed Section



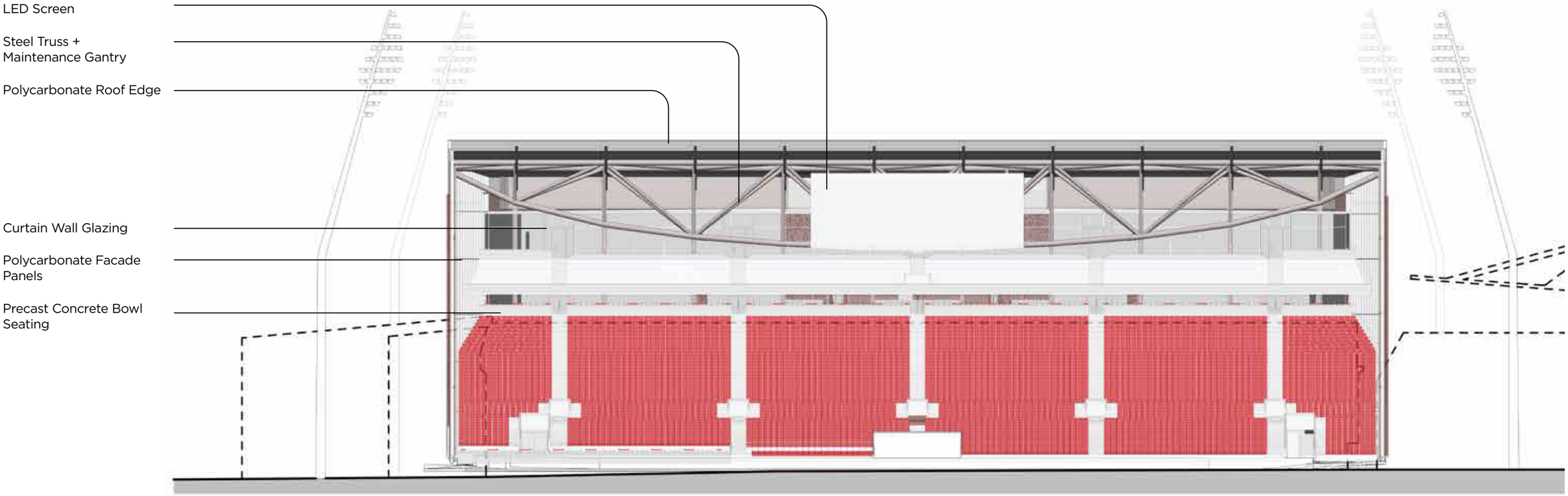
Refer to drawing:
WRX-POP-KOP-ZZZ-DR-AR-022030

5.10 East Elevation



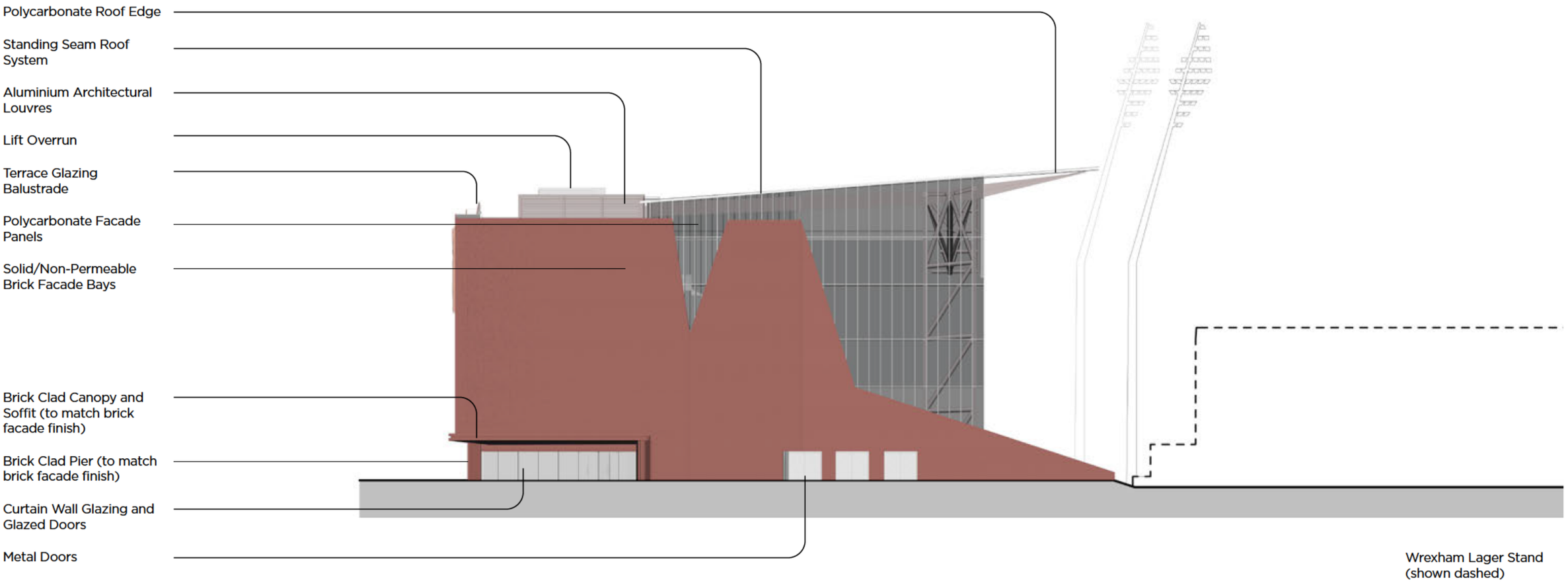
Refer to drawing:
WRX-POP-KOP-ZZZ-DR-AR-023045

5.11 Pitchside / West Elevation



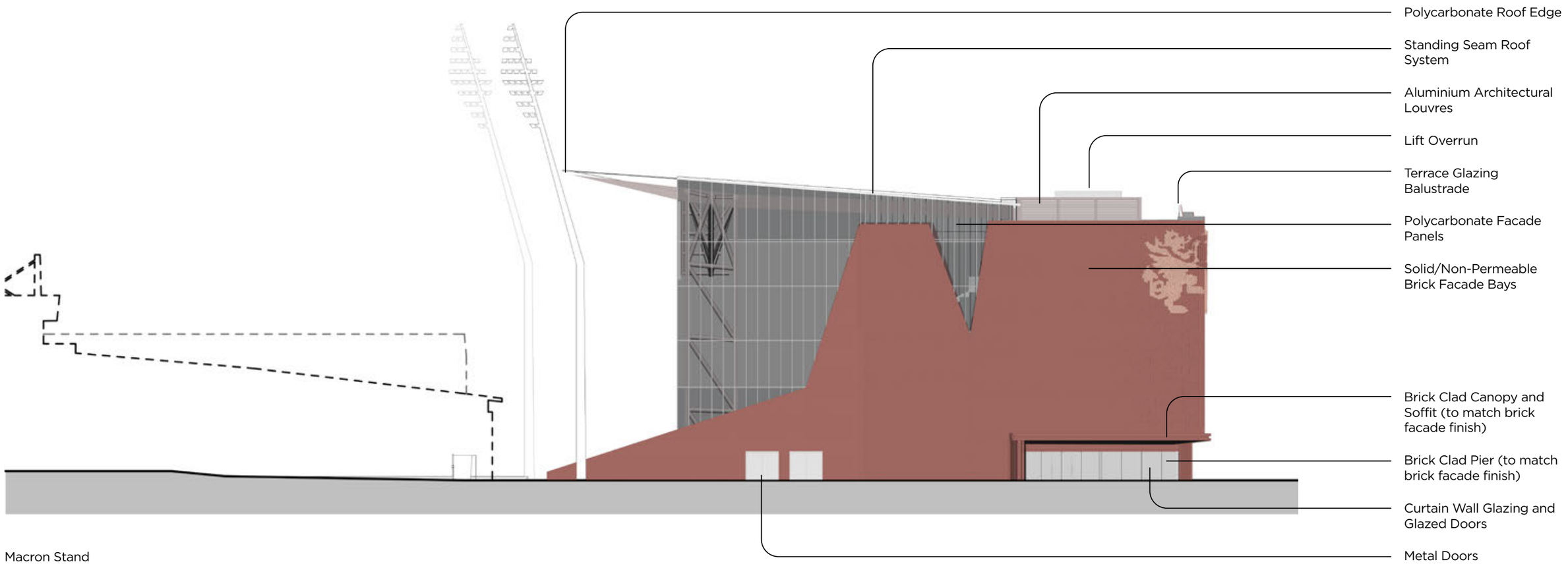
Refer to drawing:
WRX-POP-KOP-ZZZ-DR-AR-023045

5.12 North Elevation



Refer to drawing:
WRX-POP-KOP-ZZZ-DR-AR-023046

5.13 South Elevation



Refer to drawing:
WRX-POP-KOP-ZZZ-DR-AR-023046

5.14 Overshadowing on Adjacent Buildings



December 9AM



December 1PM



December 5PM



March 9AM



March 1PM



March 5PM



June 9AM



June 1PM



June 5PM



September 9AM



September 1PM



September 5PM

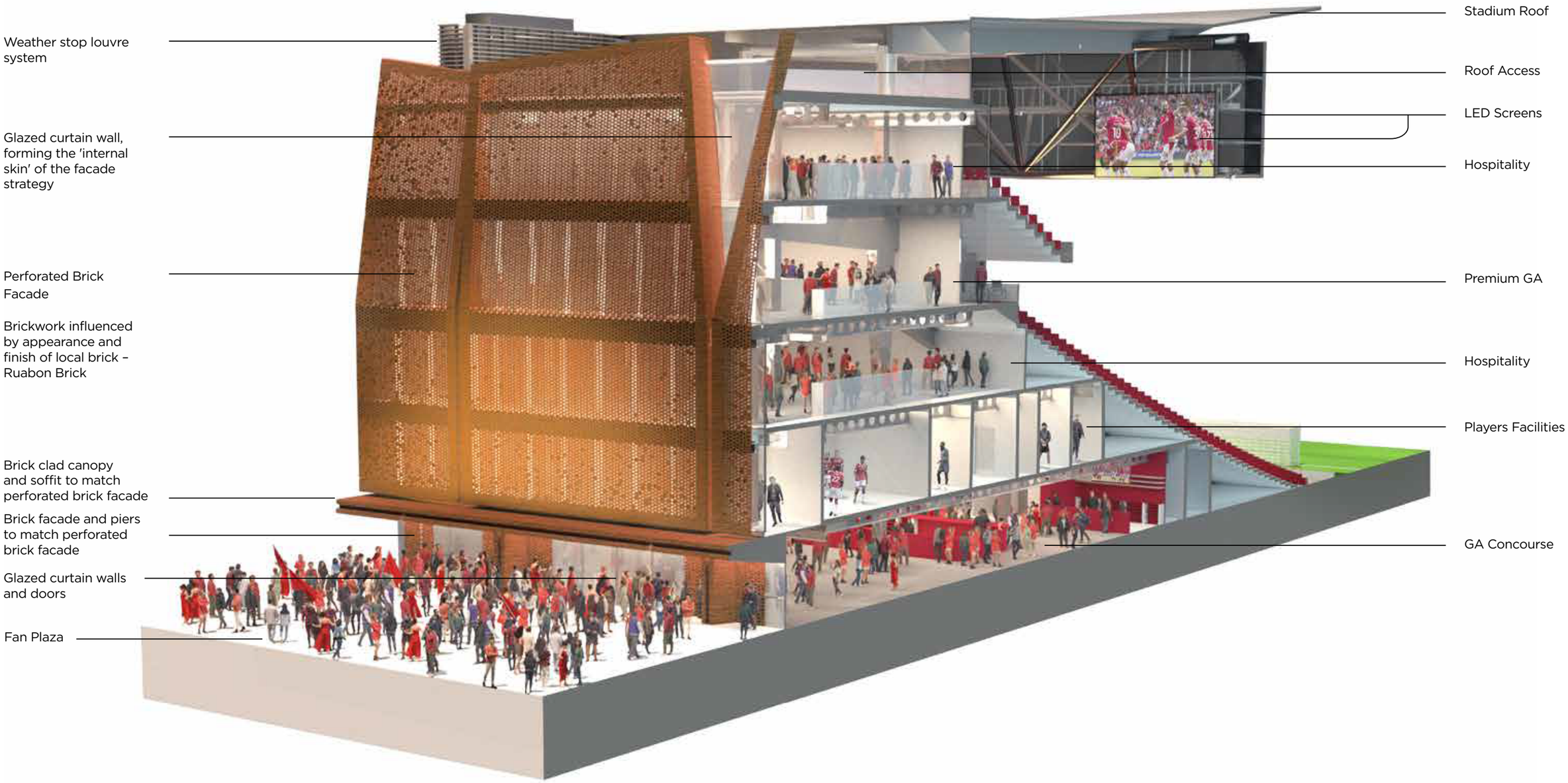
5.15 Plaza View



5.16 Side View



5.17 Bay View

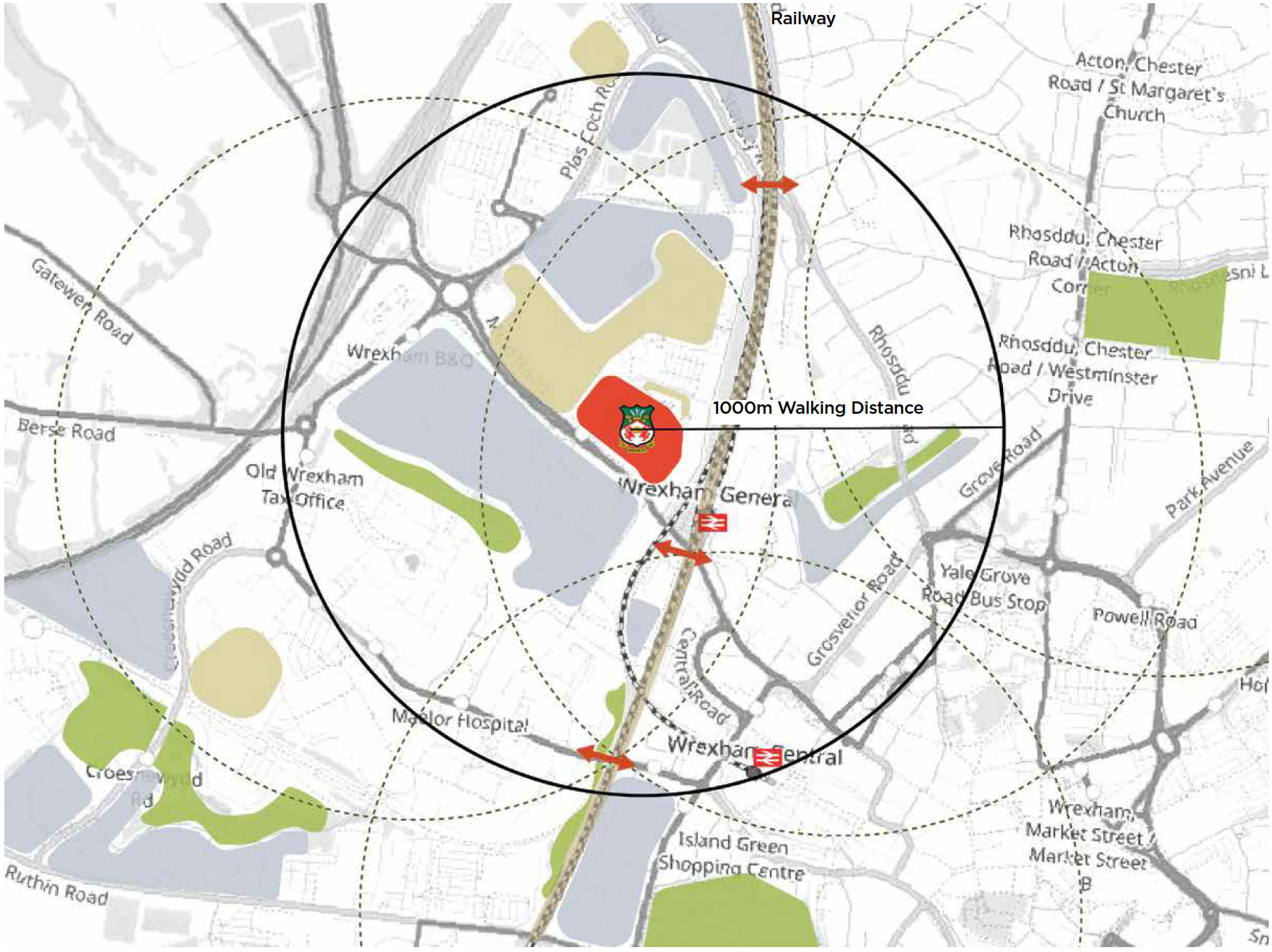

Weather stop louvre system
Glazed curtain wall, forming the 'internal skin' of the facade strategy
Perforated Brick Facade
Brickwork influenced by appearance and finish of local brick – Ruabon Brick
Brick clad canopy and soffit to match perforated brick facade
Brick facade and piers to match perforated brick facade
Glazed curtain walls and doors
Fan Plaza
Stadium Roof
Roof Access
LED Screens
Hospitality
Premium GA
Hospitality
Players Facilities
GA Concourse

LANDSCAPING

6

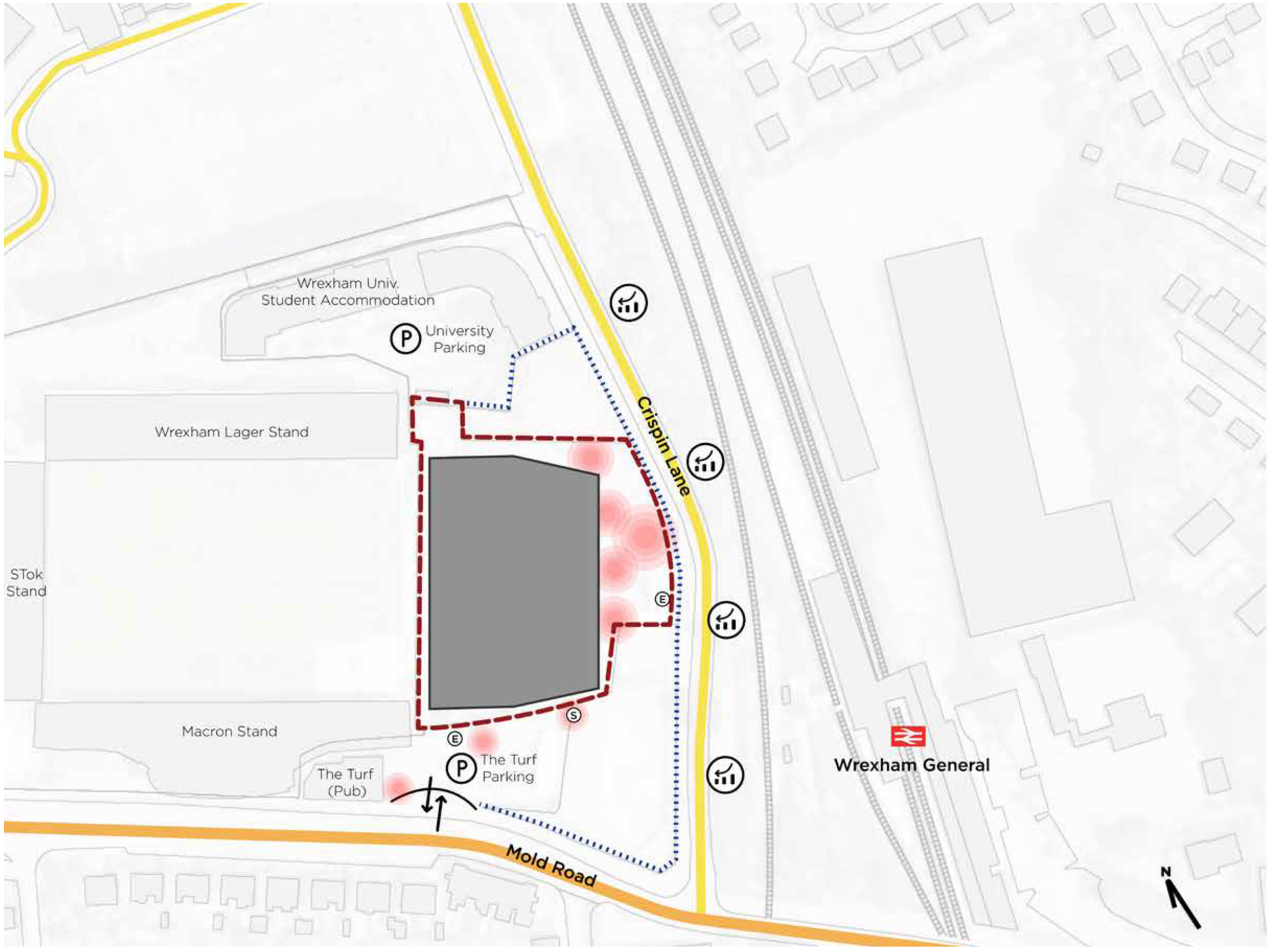
6.1 Landscape Open Space Strategy

The Open Space Strategy for Wrexham AFC's development emphasizes its integration into the urban fabric of Wrexham, maximizing accessibility and community benefit. Situated adjacent to the main transport hub, the development is within convenient walking distance of residential neighbourhoods, educational institutions, and the town centre, ensuring ease of access for a diverse range of users. The inclusion of a new public plaza not only enhances the open space offering but also creates a vibrant, multifunctional area that complements the existing town centre. This strategy aims to strengthen the connection between the Stadium and the wider community, fostering economic activity and a sense of place within Wrexham.



6.2 Landscape Constraints

The development of the public plaza faces several landscape constraints that require careful consideration. The site's proximity to the main transport hub presents challenges related to traffic flow, pedestrian safety, and noise management. Additionally, the limited available space must accommodate various functions, including crowd movement on match days, integration with existing urban infrastructure, and accessibility requirements. The need to balance hard and soft landscaping elements while preserving the character of the surrounding area adds complexity to the design. Addressing these constraints is critical to creating a functional and welcoming public space that serves both the Club and the community.



6.3 Landscape Oppourtunity

The proposed public plaza presents significant opportunities to enhance the functionality and appeal of the space. Its location adjacent to the main transport hub provides a unique chance to create a welcoming gateway for visitors arriving in Wrexham, while its proximity to the town centre encourages footfall and economic activity. The plaza can serve as a vibrant public space, hosting events, markets, and gatherings, fostering a stronger sense of community. Thoughtful design could also incorporate sustainable elements, such as green infrastructure and permeable surfaces, enhancing environmental resilience while creating a visually striking and multifunctional urban space.



6.4 Site Photos



1. Temporary tarmac surface requires refurbishing for improved fan experience



2. External facility including service cabinet, fences should be unified and integrated in new proposal





3. Sanitation facility requires update and relocated in the Stadium



4. This area sparsely wegetated urban land characterised by short ephemeral and perennial vegetation (Image : Google Earth)

6.5 Landscape Vision

The New Heart of Northern Wales Football Academy



Transforming the Local Community Plaza

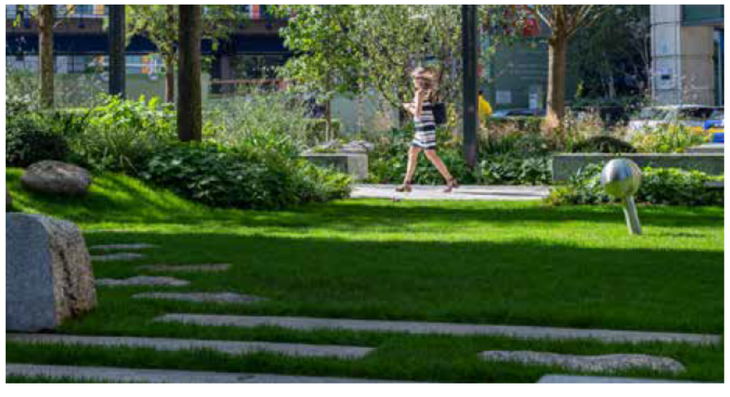




Embracing the History and Nature







6.6 Site User Groups

The site serves a diverse range of user groups, each contributing to the vibrancy and functionality of the space. At the core are Wrexham AFC's players and fans, who will utilize the plaza as a key gathering point on match days. Fans can convene here before and after games, fostering a sense of camaraderie and team spirit. The space can also serve as a platform for community-driven fan events, player meet-and-greets, and promotional activities, creating a strong connection between the club and its supporters.

Beyond football, the plaza offers significant value for annual town gatherings and community events. With its open and accessible design, it can host celebrations such as holiday markets, cultural festivals, and town-wide commemorations. These activities draw diverse user groups, from local families to tourists, transforming the space into a dynamic focal point of Wrexham's cultural calendar.

The plaza is envisioned as a year-round community asset, supporting daily activities such as informal gatherings, outdoor exercise, and casual social interactions. Its strategic location near residential areas, educational institutions, and transport links makes it a convenient and inclusive space for all demographics, enhancing its role as a key public amenity within Wrexham.





WREXHAM AFC PLAYERS & FANS



TOWN ANNUAL GATHERING



COMMUNITY GATHERINGS

6.7 Landscape Illustrative Masterplan



Site Boundary

1. Hostile Vehicle Mitigation Planter
2. Heritage Wheel Sculpture
3. Hoarding with Movable Hedge
4. Short-stay Bike Parking
5. Ornamental Planting
6. Players Coach Drop Off
7. Vehicular Access Points
8. Pedestrian Access Points
9. Entrance Plaza
10. Food Van Parking (Match Day)
11. Ambulance Parking

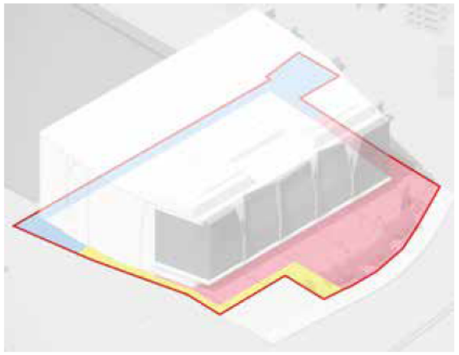
6.8 Landscape Character Zones

The landscape character is divided into distinct zones, each tailored to its specific function and location. The main plaza and fan zone, positioned at the forefront of the Kop Stand, serves as a vibrant and welcoming space, designed for large gatherings, events, and pre- and post-match activities. To the north, the player entrance provides a secure and dedicated access point, characterized by a more private and functional landscape, ensuring seamless movement for players and staff while maintaining an element of prestige. To the south, the service access is designed for operational efficiency, accommodating deliveries, maintenance, and support services with a focus on practicality and minimal visual impact on the surrounding environment. Together, these zones create a cohesive and functional landscape that balances public engagement with operational needs.

Fan Zone and Main Plaza







Site Boundary

Fan Zone

Player Entrance

Service Access

Player Entrance

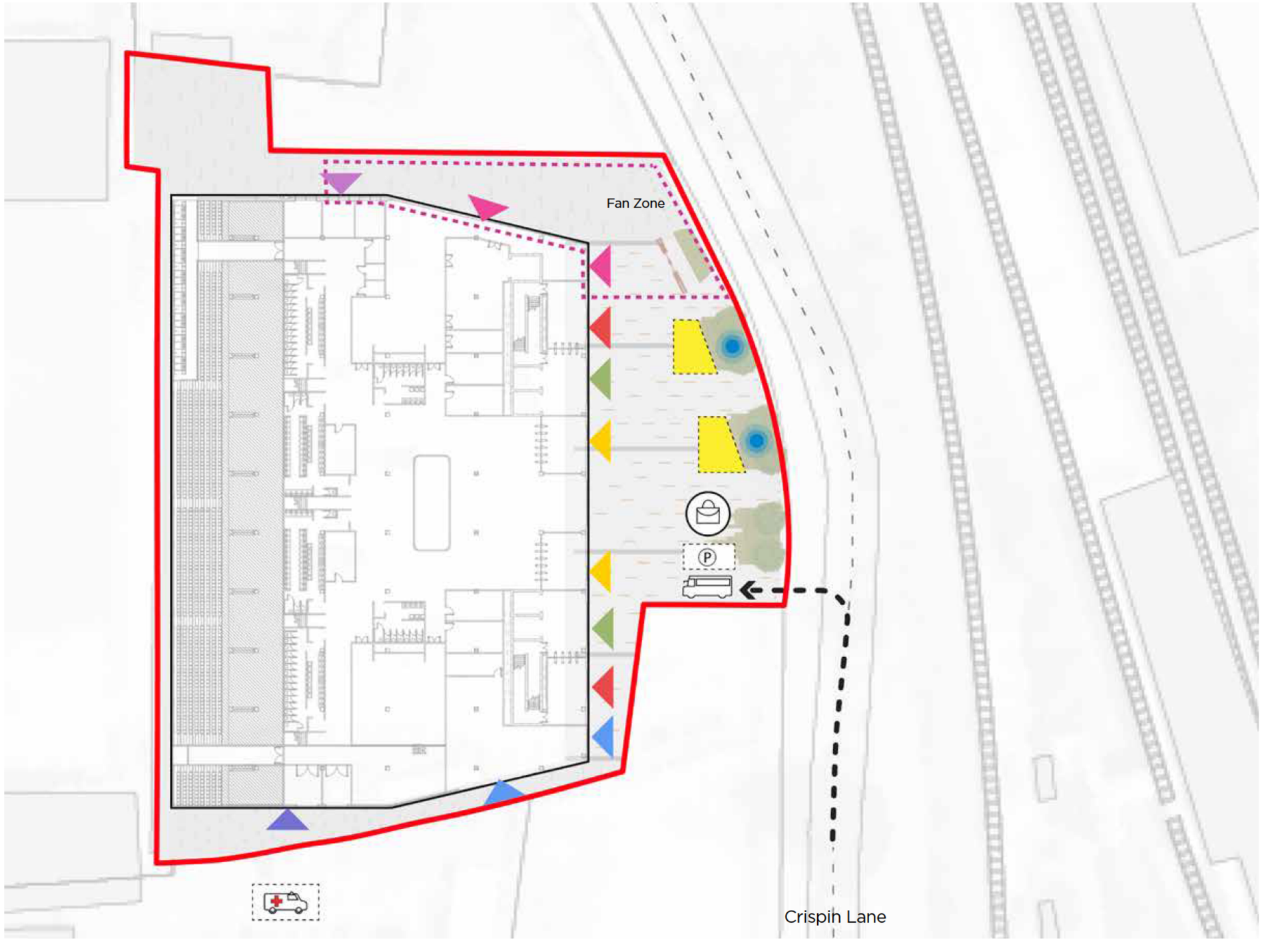


Service Access



6.9 Circulation and Zoning - Match Day

On match days, the circulation strategy is designed to efficiently manage the flow of spectators, staff, and services while maintaining safety and accessibility. The main General Admission (GA) entrance is centrally located on the western side of the Stand, providing a clear and prominent access point for the majority of fans. Premium GA and hospitality entrances are positioned on either side of the main entrance, ensuring a smooth and intuitive arrival experience for all ticket categories. The club shop entrance is located at the southern corner of the Stand, offering convenient access for visitors, while the pub entrance is situated at the northern corner, creating a welcoming point for pre- and post-match socializing. Deliveries are managed via a separate service entrance on the northern side, ensuring that operational needs are met without interfering with fan circulation. This layout effectively separates different user groups and functions, ensuring a safe and enjoyable match-day experience.



6.10 Site Section - Match Day

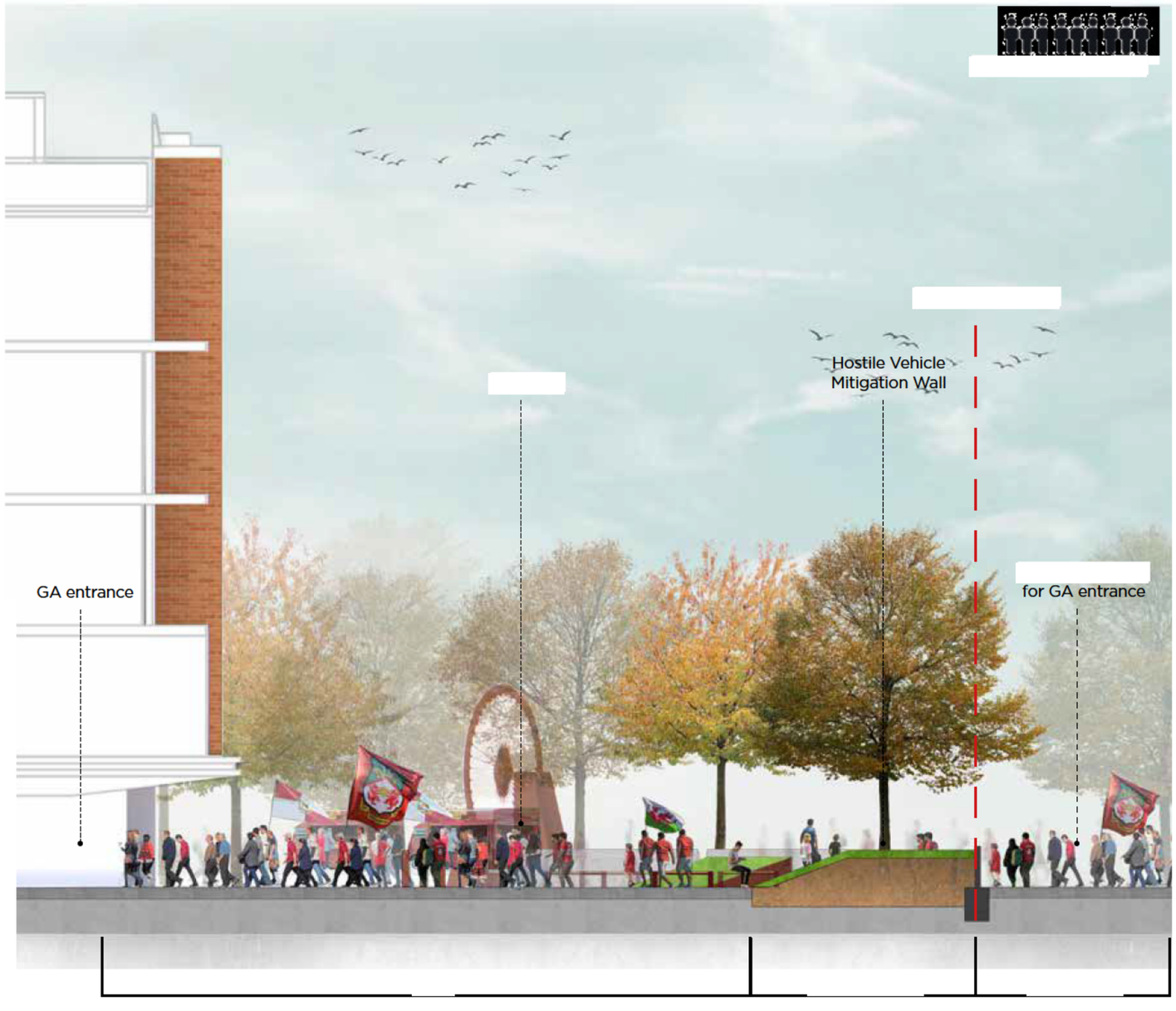
On match days, the main plaza transforms into a dynamic gathering space, drawing fans and visitors to the heart of the Stadium. The design of the plaza integrates seamlessly with the Kop Stand's façade, with a warm planting scheme and a carefully selected furniture palette reflecting the materials and tones of the building. This thoughtful approach extends the character of the stadium into the public realm, creating a unified and inviting atmosphere that enhances the experience for those arriving to support Wrexham AFC.

A key feature of the plaza is its open sightlines to and from Crispin Lane, ensuring a bright and welcoming environment that feels visually connected to the surrounding area. By enhancing these view corridors, the space creates a sense of openness and safety while revitalizing the adjacent road. This visual connection not only improves the plaza's accessibility but also brightens Crispin Lane, helping integrate it more effectively into the wider urban fabric.

To balance activity with comfort, garden pockets and avenue trees are strategically positioned to create a soft, green buffer between the plaza and Crispin Lane. These natural elements provide shade, improve air quality, and contribute to a calming environment, making the space equally pleasant for both match days and everyday use. This blend of openness, greenery, and vibrant design ensures the plaza serves as a welcoming hub for fans, visitors, and the wider Wrexham community.

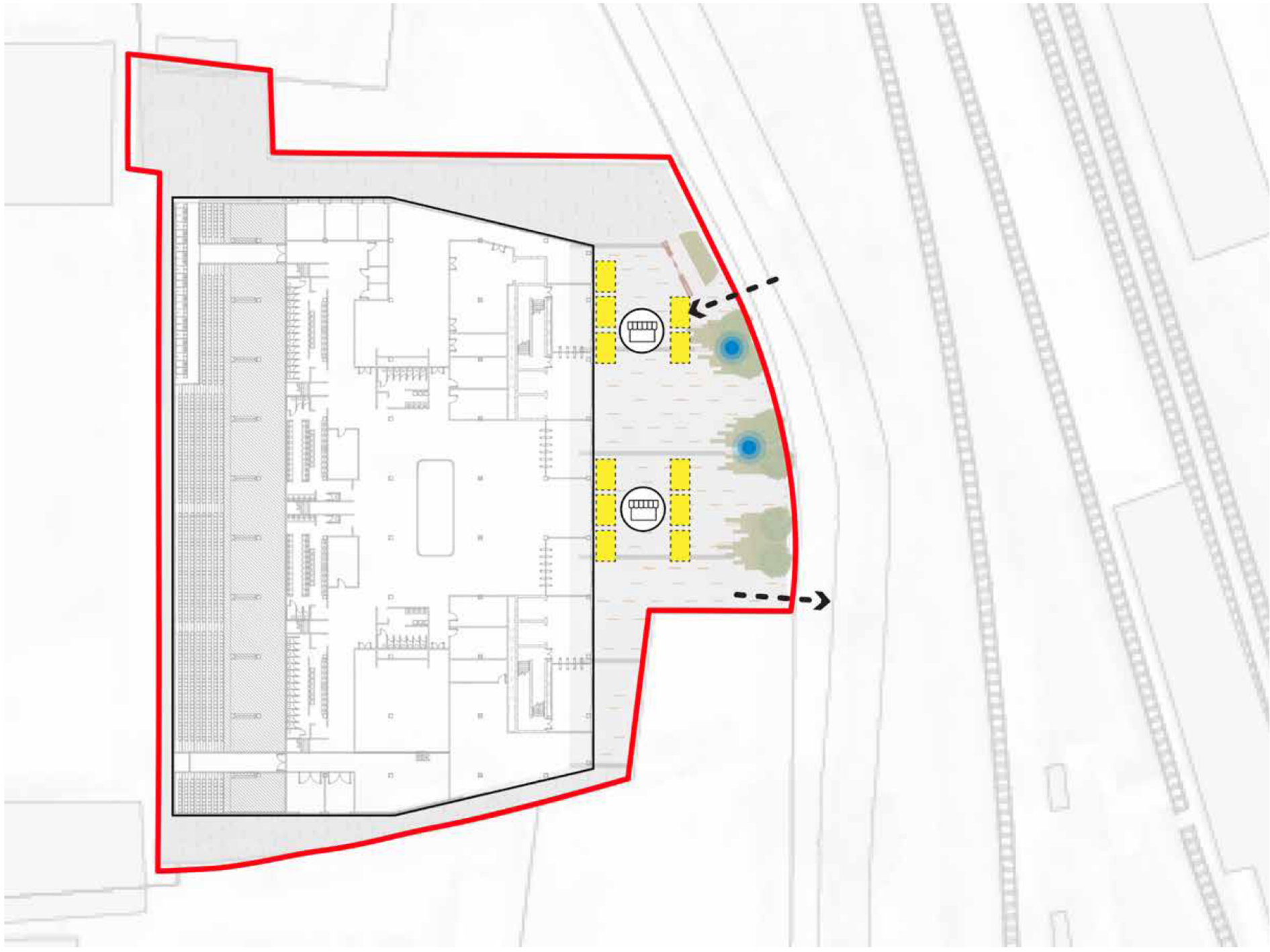


Food Van



6.11 Circulation and Zoning - Non Match Day

On non-match days, the plaza transforms into a flexible space that accommodates a variety of community uses, including pop-up markets. These markets are centrally positioned within the plaza, creating an open and inviting focal point for visitors and vendors alike. External power and water supply points, discreetly integrated near the planted areas along the boundary, provide essential utilities to support market operations without disrupting the overall design. This arrangement allows for easy setup and smooth circulation around the market stalls, with ample space for pedestrians to move freely and enjoy the surrounding amenities. The thoughtful placement of utilities and planting ensures the plaza remains functional, attractive, and adaptable for everyday community activities.



6.12 Site Section - Non Match Day

On non-match days, the main plaza takes on a new role as a flexible community space, offering opportunities for a variety of activities that contribute to Wrexham's everyday life. Its open design makes it an ideal venue for pop-up markets, small festivals, and cultural events, drawing people from across the town. These dynamic uses create a vibrant atmosphere that ensures the space remains active and engaging even when the Stadium is not in use. The warm planting and durable furniture provide a welcoming backdrop for these activities, reflecting the character of the Kop Stand while supporting the plaza's multifunctionality.

The boundary treatment principles play a key role in shaping the plaza's non-match-day identity. The design ensures the edges remain open and permeable, with clear sightlines to Crispin Lane that encourage movement and interaction between the plaza and its surroundings. This approach brightens the adjacent road while creating a seamless transition to nearby residential and commercial areas. Garden pockets and avenue trees along the boundary soften the edge and provide a sense of enclosure without isolating the space, maintaining a balance between comfort and connectivity.

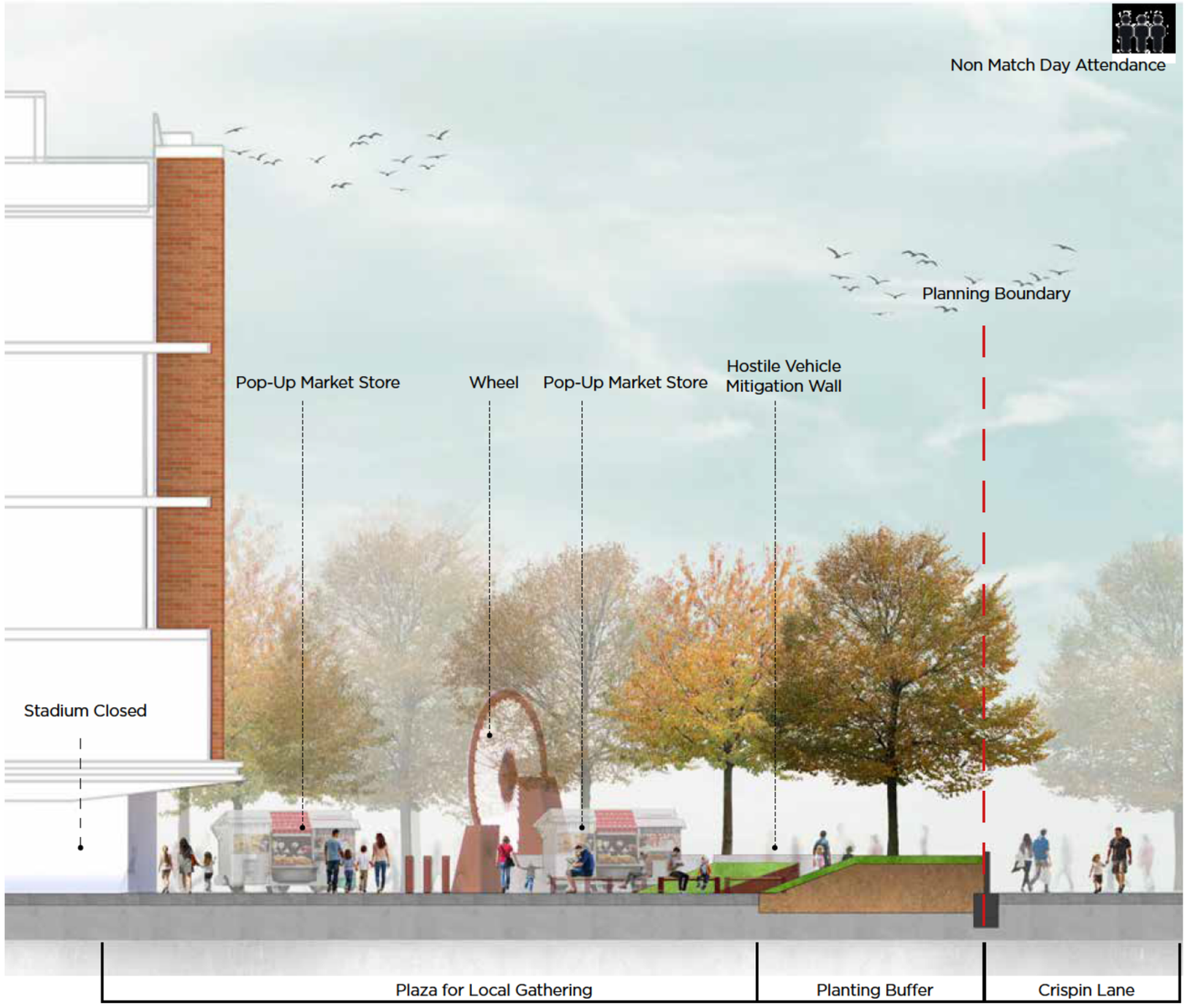
By combining flexibility with thoughtful boundary treatments, the plaza becomes a year-round asset for Wrexham, adapting to the needs of the community while fostering a sense of identity and place. Its ability to host a wide range of uses ensures it remains an integral part of the town's daily rhythm, far beyond its role on match days.



Community Plaza



Pop-up Market



6.13 Landscape Section

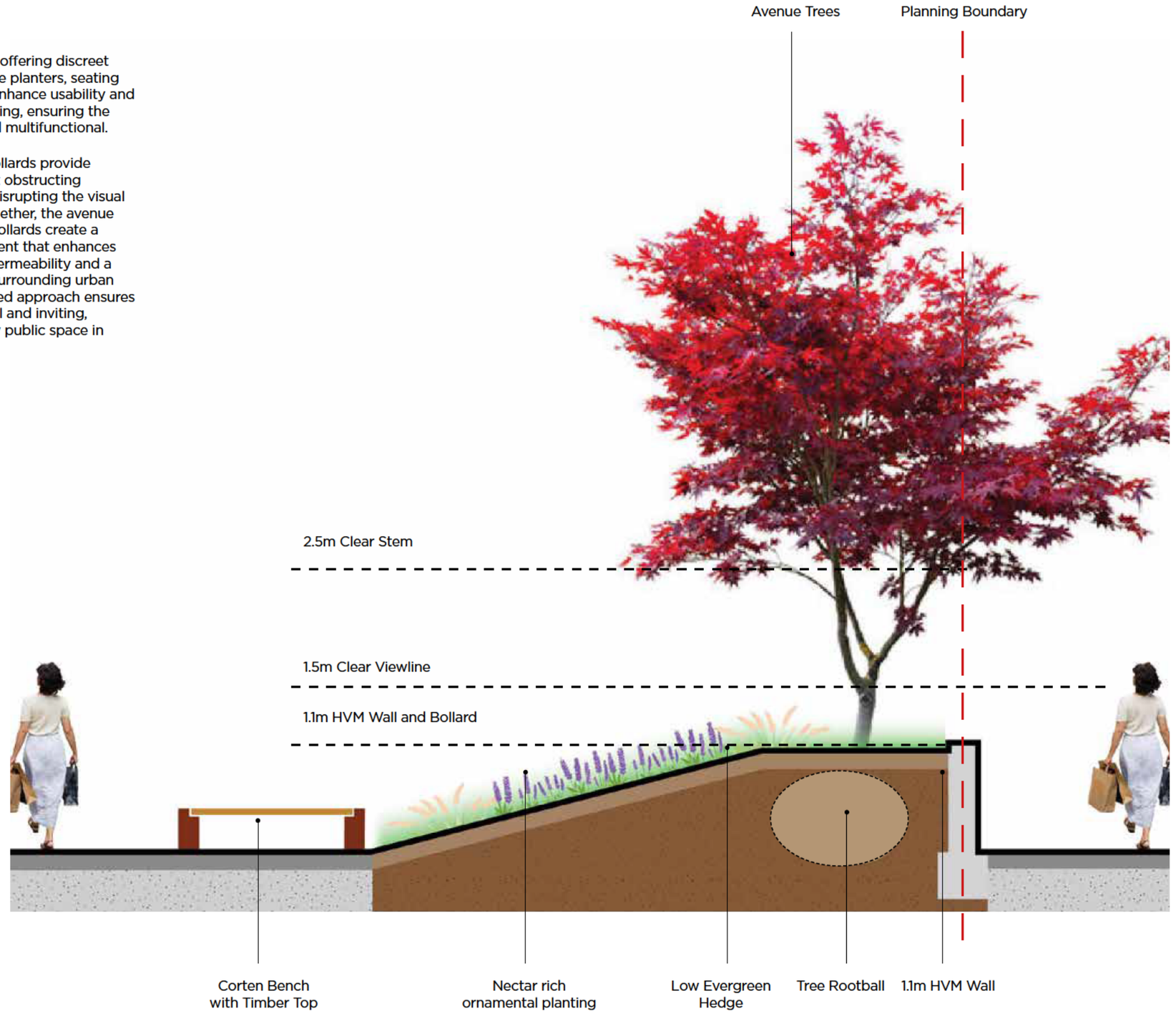
The boundary treatment of the main plaza is carefully designed to ensure a balance between accessibility, security, and visual permeability. A key feature is the use of 2.5m clear stem avenue trees, which provide structure and greenery while maintaining open sightlines beneath their canopies. This approach preserves views into and out of the plaza, ensuring it remains visually connected to its surroundings while introducing shade and enhancing the aesthetic appeal of the space.

To define the boundaries and provide additional functionality, HVM planters are incorporated into the design. These planters offer a dual purpose, serving as both security measures and attractive features of the public realm. By integrating durable materials and thoughtful design, the HVM planters blend seamlessly into the plaza's aesthetic while offering discreet protection. Alongside these planters, seating elements are included to enhance usability and encourage informal gathering, ensuring the space feels welcoming and multifunctional.

Strategically positioned bollards provide additional security without obstructing pedestrian movement or disrupting the visual openness of the plaza. Together, the avenue trees, HVM planters, and bollards create a cohesive boundary treatment that enhances safety while maintaining permeability and a strong connection to the surrounding urban environment. This integrated approach ensures the plaza is both functional and inviting, supporting its role as a key public space in Wrexham.

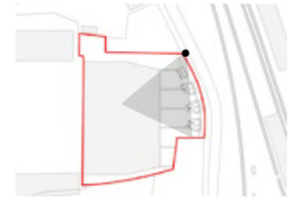




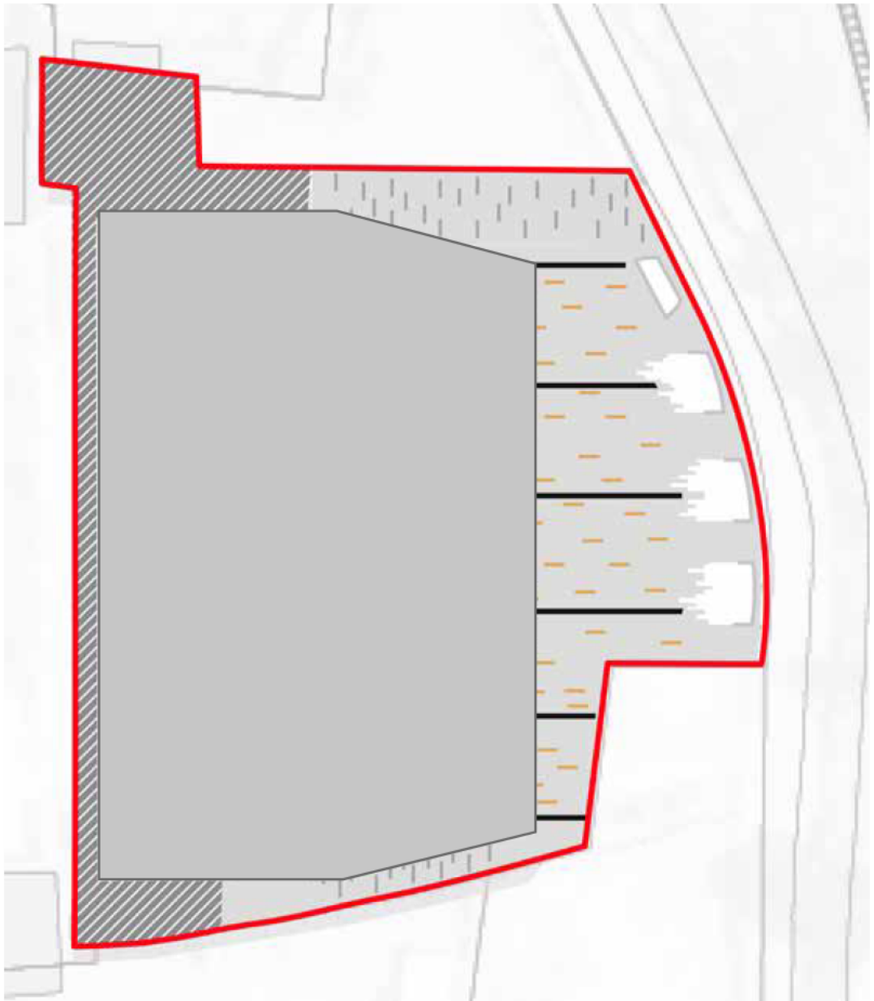


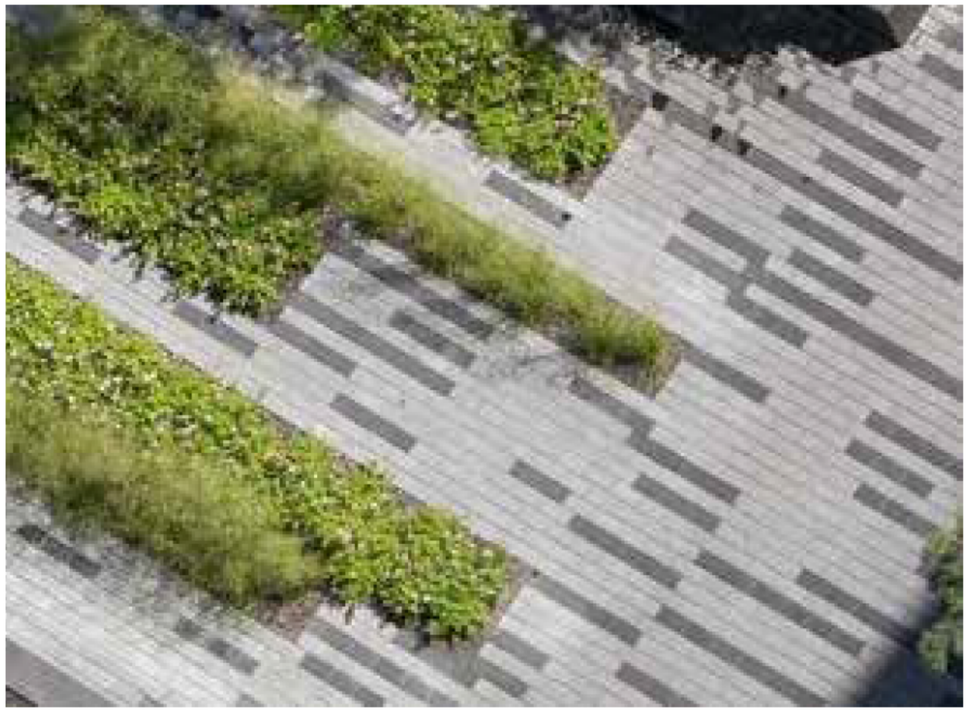
6.14 Plaza Sketch Views





6.15 Landscape Paving Vision







6.16 Landscape Hardscape Palette

The hard landscape palette for the plaza and surrounding areas has been carefully selected to balance functionality, durability, and aesthetic appeal, while reflecting the character of Wrexham. Block paving, stretcher bond forms the primary surface of the main plaza, offering a robust and visually striking material that can withstand heavy foot traffic and the dynamic demands of match days and community events.

To add interest and a local connection, paving block bands are introduced as feature paving elements within the plaza. Block paving, stretcher further enhance this connection, providing a warm and inviting contrast to the block paving while framing and defining specific areas within the plaza.

The service access utilises mix tone of mid grey anddar grey block paving, chosen for its practicality and cost-effectiveness in areas subject to operational traffic. This material ensures durability while maintaining a cohesive aesthetic within the overall hardscape design.

Additional hardscape elements include channel drains, which are seamlessly integrated to manage surface water drainage effectively, ensuring the plaza remains functional in all weather conditions. Floor boxes for external power supply are also incorporated discreetly into the paving, enabling flexibility for events and temporary installations without compromising the clean and uncluttered appearance of the space. Together, these materials and features create a resilient and visually cohesive hardscape that supports the diverse uses of the plaza and its surrounding areas.

Main Entrance Plaza



Block Paving, Stretcher Bond
200 x 300/400/600 x 80mm, Flamed, Mid grey



Block Paving, Stretcher Bond
200 x 300/400/600 x 80mm, Flamed,
Orange / Terracotta

North and South Plaza



Block Paving, Stretcher Bond
200 x 300/400/600 x 80mm, Flamed, Mid grey



Block Paving, Stretcher Bond
200 x 300/400/600 x 80mm, Flamed, Light grey

Feature Paving Band



Block Paving Band
200 x 300/400/600 x 80mm
Flamed, Dark grey

Service Access



(Permeable) Block Paving
200x 400x 80mm, Mix tone of mid and dark grey

Drainage and Power Connection Points



Channel Drainage
Channel drain with stone cover to match the adjacent paving



Floor Box for External Power Supply
Stainless steel frame with integrated paving

6.17 Plaza Lighting

The overall Fan Plaza external lighting strategy will complement the surroundings and architecture to create a vibrant and welcoming space for all during match days and non-match days. The lighting experience at night will play an important role in forming the image of the zone, the neighbourhood, the City and the club itself.

In general, the lighting to the public realm is characterised by:

• 12-15m tall columns in the main plaza providing general circulation lighting with a combined integrated solution to include CCTV, PA/VA and wi-fi.

• soft landscaping spotlights providing dappled light to highlight dwelling zones and key landscape features

• Furniture-integrated lighting to enhance dwelling zones

• Soffit-recessed luminaires in covered public spaces and stadium entrances to provide general circulation lighting

Safety

Lighting will be designed to help maintaining a safe environment at all times. The positive detection and definition of potential hazards and the correct illumination of areas where pedestrians are likely to encounter large volumes of people and visitors or tripping hazards.

Security

Lighting will provide an overall sense of security and will support active and passive surveillance systems. Lighting will adequately provide means for facial recognition and modelling of people. Excessive contrast and glare should be avoided to ensure ease adaptation of the eye and reduce the risk of accidents.

Accessibility

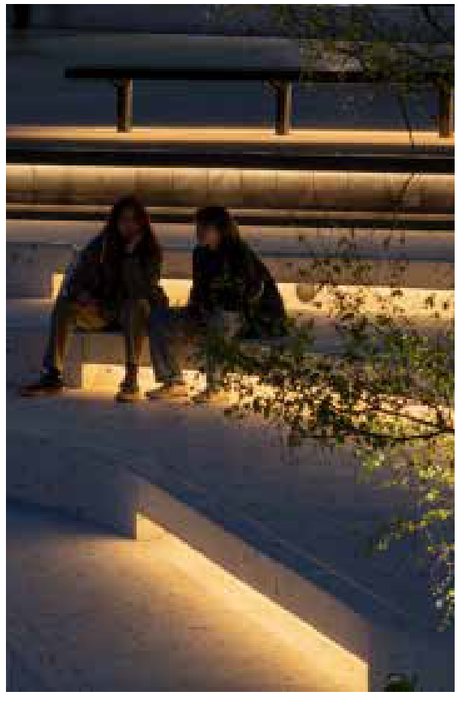
It is important that the design of the lighting supports the needs of all of those visiting and working in the Stadium. Optimal lighting can help to guide people with diverse disabilities easily through the stadium by creating a legible environment with the use of different lighting techniques

Environmental sustainability

The right luminaires and colour temperature will enhance the building and facade and bring them back to life in the hours of darkness. A maximum of 3000K (kelvin) will be utilized in the public realm and façade to enhance the richness of the brick façade while mitigating negative effects on local ecology and biodiversity.

The public realm will use a variation of colour temperatures from 2500K – 3000k to differentiate the fan plaza zones into quieter dwell zones and 3000K for general functional lighting in the main open space.







6.18 Plaza Lighting Intensity

Match Day night fan plaza lighting intensity:

General lighting across the public realm will be raised within recommended levels to aid with security, safety, legibility, and wayfinding.

50 lux average
(access and security highlight)

30 lux average
(general open spaces)

50 lux average
(ingress and egress routes only)



Non-Match Day night fan plaza lighting intensity:

General lighting intensity across the public realm will be kept within minimum recommended and required levels to provide a welcoming and safe environment during the nights in which there are no events.

15 lux average
(general open spaces)

20 lux average
(stadium edge, access routes)



6.19 Sustainability Strategy

Apart from bringing the amenity value to the Wrexham fans and the community, the plaza design is also bringing in the ecological and sustainability value to the Club and Stadium. The new plaza proposal strategically uses plants, materials, and other features to create a more environmentally friendly and efficient outdoor space.

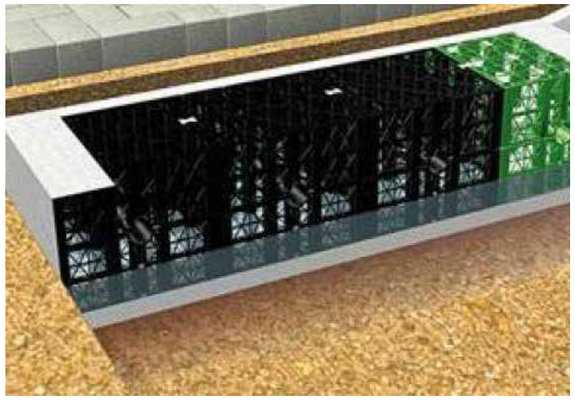
- Using vegetation to capture and slow down stormwater runoff.
- Native and other low maintenance species to maximize the runoff water natural retention.
- Integrate the stormwater retention and harvest facilities such as a soakaway, permeable paving and rain gardens in the new stadium plaza
- Prioritizing using local material and material with high percentage recycle content.



Planting buffer to take the surface run off water



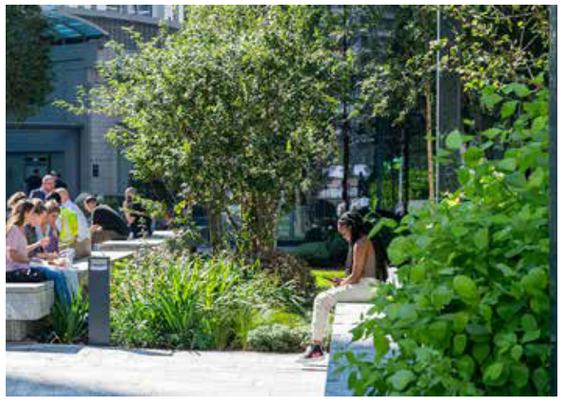
Permeable paving collect surface run off to retention facility



Underground stormwater retention tank



Concrete block paving with high percentage recycle material



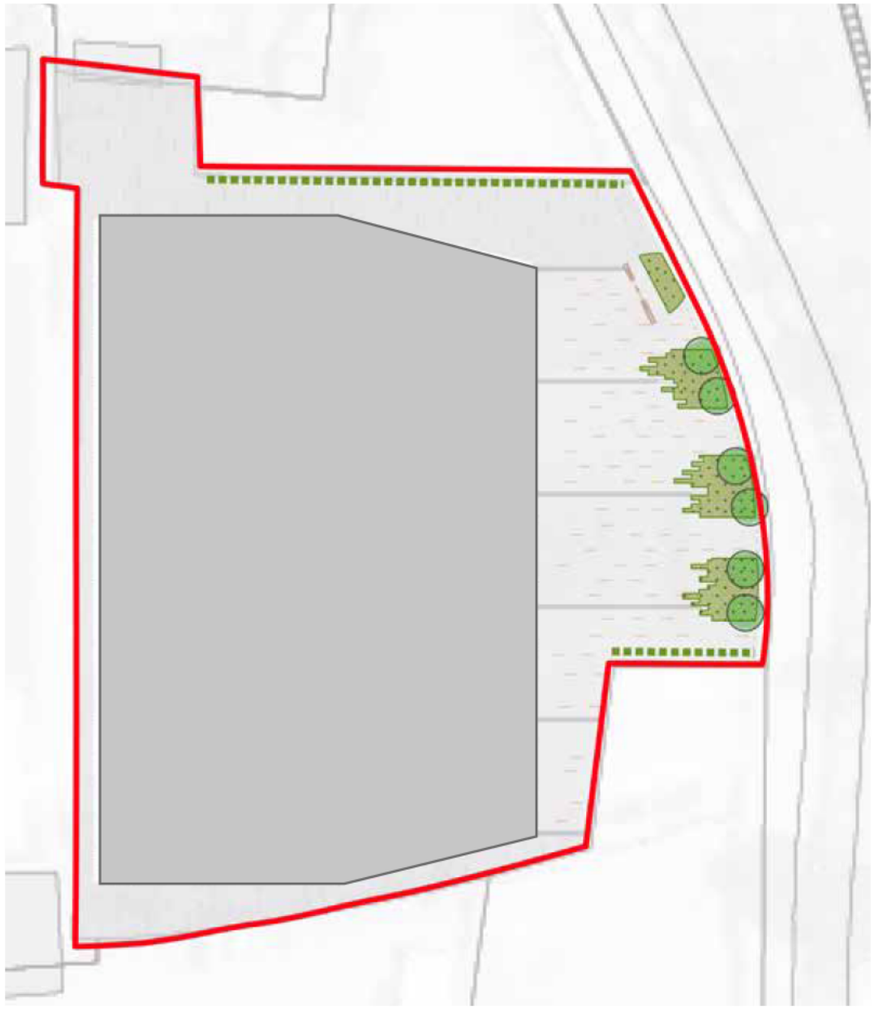
Low maintenance planting palette with no irrigation requirement



Local sourced tone for the feature paving bands

6.20 Landscape Planting Vision

The planting design creates a welcoming and visually dynamic environment, emphasizing year-round interest and adaptability. Along the eastern edge at the main entrance, feature trees (Acer campestre) provide a striking focal point with their seasonal flowers and berries, framing the space and providing a prominent arrival. Ornamental planting beds combine evergreen ground cover with seasonal plants, ensuring a vibrant and textural display throughout the year. Along the northern boundary, moveable planters introduce flexibility while supporting climbers that soften the built environment and add vertical greenery, providing another dynamic to the scheme.







6.21 Planting Palette

Native Species
Damp Tolerant
Pollinator-friendly

Feature Avunue Tree (Crispin Lane)



Acer campestre 'Elsrijk'
Semi mature, 6m height, 2.5m clear stem

Ornamental Trees (Garden Pockets)



Betula pendula
Multi-stem, 3.5-4 m height



amelanchier
Multi-stem, 3.5-4 m height

Vertical Climbers (Evergreen)



Hedera helix



Lonicera japonica 'Halliana'

Hedge and Shrub (Evergreen, Garden Pockets)



Skimmia japonica



Viburnum davidii



Euonymus japonica



Aucuba japonica 'Crotonifolia'

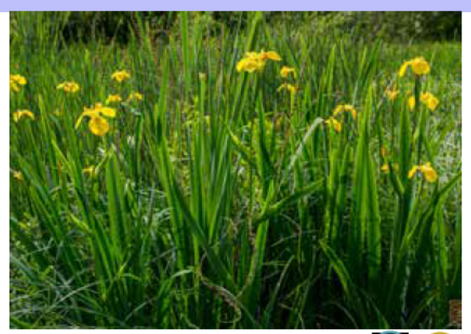


Pittosporum tenuifolium

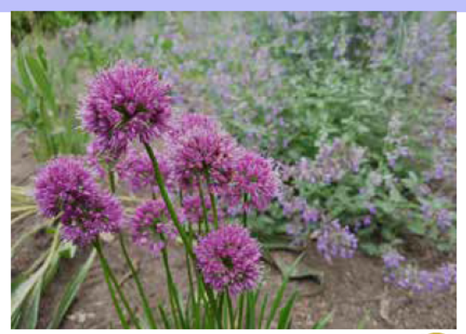
Seasonal ornamental herbaceous (Garden Pockets)



Lavandula angustifolia



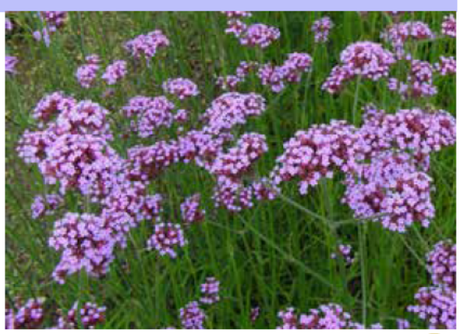
Iris pseudocorus



Allium spp

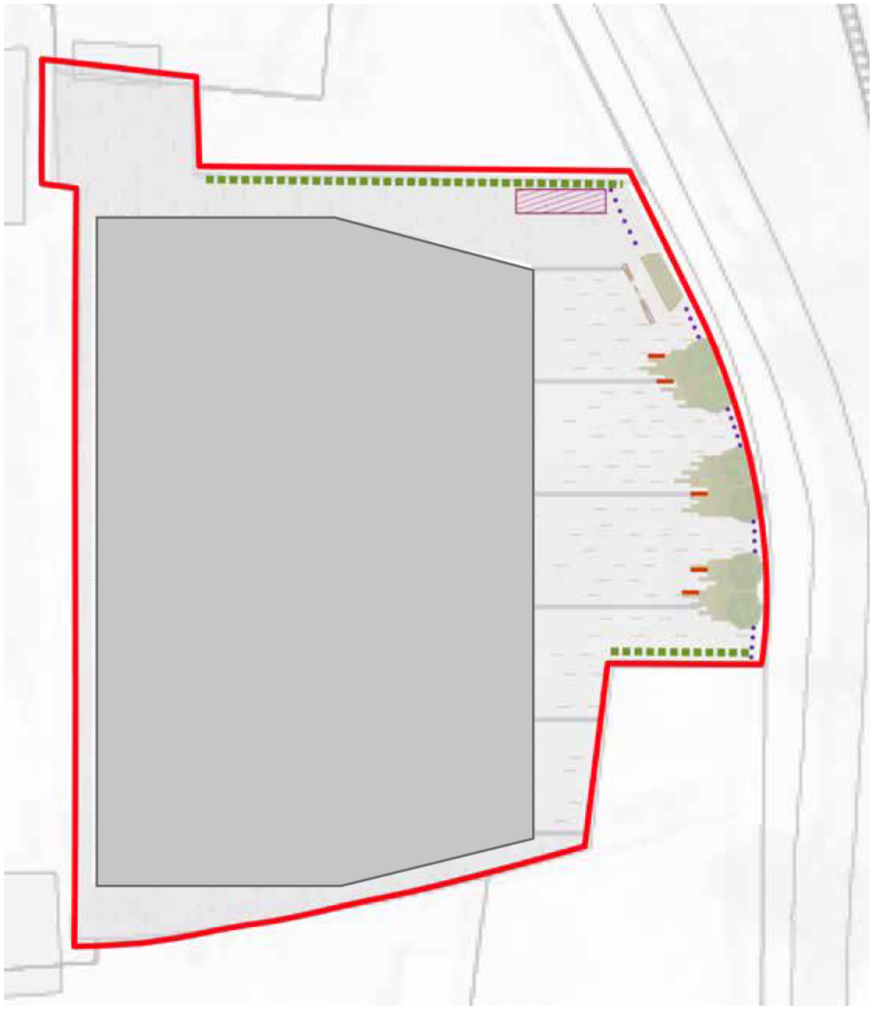


Rosmarinus officinalis



Verbena bonariensis

6.22 Landscape Furniture and Boundary




Tiled planter walls


Movable Hedge Hoarding


Corten & Timber Benches


Corten Bollard


Corten Bike Stand

6.23 Landscape Biodiversity

The landscape biodiversity strategy aims to position the site as a key node within the wider neighbourhood biodiversity network. With native habitats present in the adjacent areas, the site will integrate complementary planting and habitat features to support local wildlife and strengthen ecological connections. Native and wildlife-friendly plant species will be prioritized, alongside features such as flowering plants, berry-producing shrubs, and climbers to attract pollinators, birds, and insects. By enhancing habitat diversity and connectivity, the site will contribute meaningfully to the resilience and sustainability of the surrounding ecosystem.



6.24 Biodiversity Enhancement

The landscape design is aimed to enhance and support wildlife, with a focus on the protected species identified by the North Wales Wildlife Trust. The planting design incorporates native species and habitat features to provide essential resources such as food, shelter, and nesting opportunities for local fauna. Flowering plants are selected to encourage pollinator activity, particularly bees, by ensuring a supply of nectar and pollen throughout the seasons. Butterflies will be supported through the inclusion of larval host plants and nectar-rich flowers, creating an environment that fosters both their feeding and reproductive cycles.

Berry-producing shrubs and trees are key to the design, providing a reliable food source. The use of native planting not only aligns with the local habitat but also ensures that the site is ecologically compatible, offering resources that local species are adapted to utilize.

By creating a biodiverse landscape that prioritizes native and wildlife-friendly plants, the site contributes to the larger ecological network in the neighbourhood. The integration of species-specific planting supports the long-term conservation of protected wildlife while fostering a dynamic and thriving ecosystem. This strategy not only enhances the site's ecological value but also helps reinforce its role as a vital node within the wider biodiversity network.



6.25 Landscape Biodiversity Wildlife

In the ecological report, a list of species was identified by the ecologist within 1km radius of the site. The images on the right hand side listed a few key species. The landscape design is aimed to enhance and support wildlife, with a focus on the protected species identified by the North Wales Wildlife Trust. The planting design incorporates native species and habitat features to provide essential resources such as food, shelter, and nesting opportunities for local fauna. Flowering plants are selected to encourage pollinator activity, particularly bees, by ensuring a supply of nectar and pollen throughout the seasons. Butterflies will be supported through the inclusion of larval host plants and nectar-rich flowers, creating an environment that fosters both their feeding and reproductive cycles.

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Protected Mammals



Bats



Lizard



Red Squirrel

Birds



House sparrow



House Martin



Herring Gull

Invertebrates



Hairstreak Butterfly



Bees



Lady Bug

6.26 Biodiversity Enhancement

The proposal incorporates a range of biodiversity enhancements designed including pollinator-friendly shrub and groundcover mix to provide floristic diversity and interest for native pollinator species to achieve maximum biodiversity net gain and create a thriving ecosystem. Pollen and nectar-rich plants form a key element, supporting pollinators such as bees and butterflies by providing a continuous food source throughout the seasons. Shrubs, and climbers are strategically selected to encourage diverse insect activity, establishing the foundation of a healthy food chain that benefits birds and other wildlife.

Bird and bat boxes are proposed in suitable locations to offer secure nesting and roosting opportunities. These enhancements are designed to support species such as house sparrows, house martins, and bats, which rely on safe, undisturbed spaces for breeding and shelter. Placement considers optimal sunlight, height, and orientation to ensure their effectiveness and accessibility.

Insect hotels are included to create habitats for a variety of invertebrates, supporting essential pollinators and decomposers. These features contribute to species diversity while enhancing soil health and ecosystem resilience. Combined, these measures aim to ensure the site provides a rich and interconnected habitat, playing a significant role in strengthening the local biodiversity network and fostering long-term ecological sustainability.



Pollen and nectar rich plants



Bird box



Bird friendly trees



Bee boxes



Bat boxes



Insects hotel

ACCESS

7

7.1 Inclusive Design

To ensure the Kop Stand redevelopment project meets the inclusive ethos detailed within the brief, it is important that the internal and external environments meet the highest levels of accessible and inclusive design. The approach for the project will start with the simple premise that inclusion, rather than just accessibility, is embedded in the design process from the outset.

Impactful inclusive design is about people, it is about considering a range of abilities, age groups and community background. It reflects the different faiths, disabilities & hidden conditions, genders and addresses important issues that affect a neurodiverse population. People should be able to make effective, independent choices about how they use the stadium without experiencing undue effort or separation and be able to participate equally in the activities the area offers. True inclusive design benefits all of us, it aims to remove barriers from the environment that impact not only disabled people, but others such as families with children, pregnant women, people with temporary injuries and older people.

No matter how physically accessible a space is, without clear and robust management and operational policy mechanisms, the accessibility of the buildings and spaces will be compromised and over time, diminish. Therefore, sufficiently robust provision, criterion and practices must be established by the building management and end user operators, this will include the development of active management plans.

An inclusive design approach:

- Places people at the heart of the design process
- Acknowledges human diversity and difference
- Offers dignity, autonomy, choice and spontaneity
- Provides for flexibility in use
- Provides buildings and environments convenient, safe and enjoyable for everyone to use
- Goes beyond just meeting minimum standards or legislative requirements, and;
- Recognises everyone benefits from improved accessibility

Inclusive design is indivisible from good design. It goes beyond ‘accessibility’ and incorporates a broad range of design considerations:

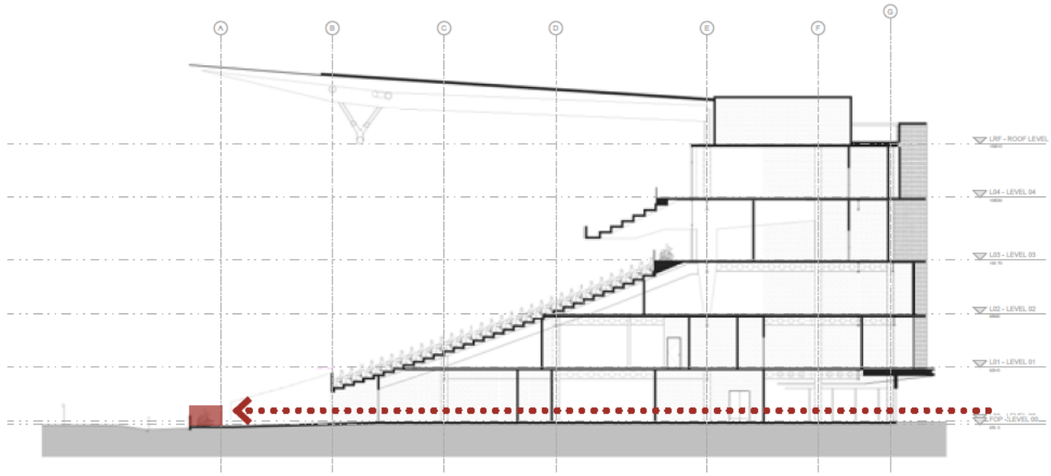
- All gender toilets as well as separate sex toilet facilities
- Transgender people having changing facilities in which they feel comfortable
- Spaces for Nursing mothers and parental rooms
- Cultural and faith considerations within the design
- Supporting Mental health and wellbeing in buildings
- Biophilic design to help impact mental health
- Making a positive environment for a Neurodiverse population

7.2 Wheelchair Spaces

The Kop Stand has been designed to provide sufficient wheelchair positions (with companion seats) and amenity (or easy access) seats in accordance with the Green Guide and Accessible Stadia.

The Stand has been designed to provide a mixture of offers accessible from both L00 and L03. In areas where wheelchair positions are located at the back of the tier, the use of super risers ensure unobstructed views.

Provision for 64 wheelchair positions with companion seats.



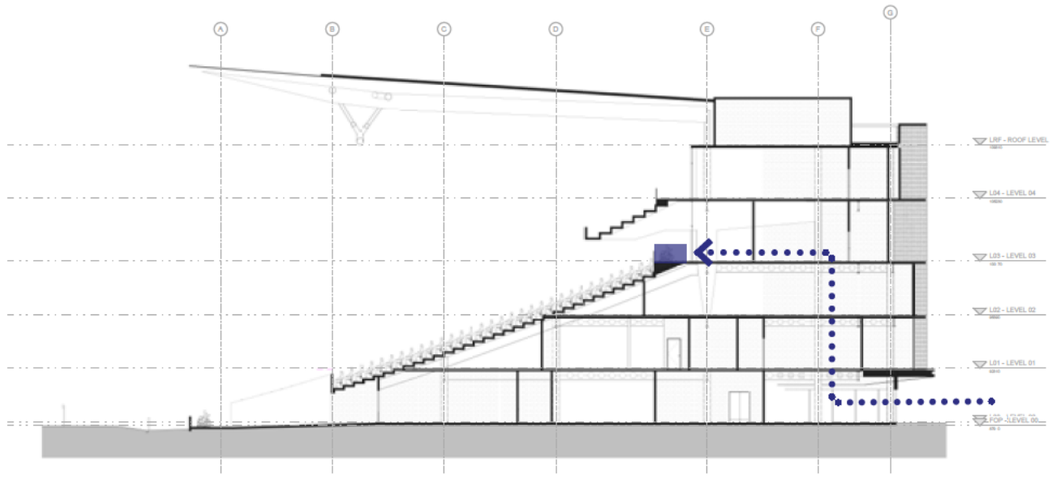
Section

Level 00

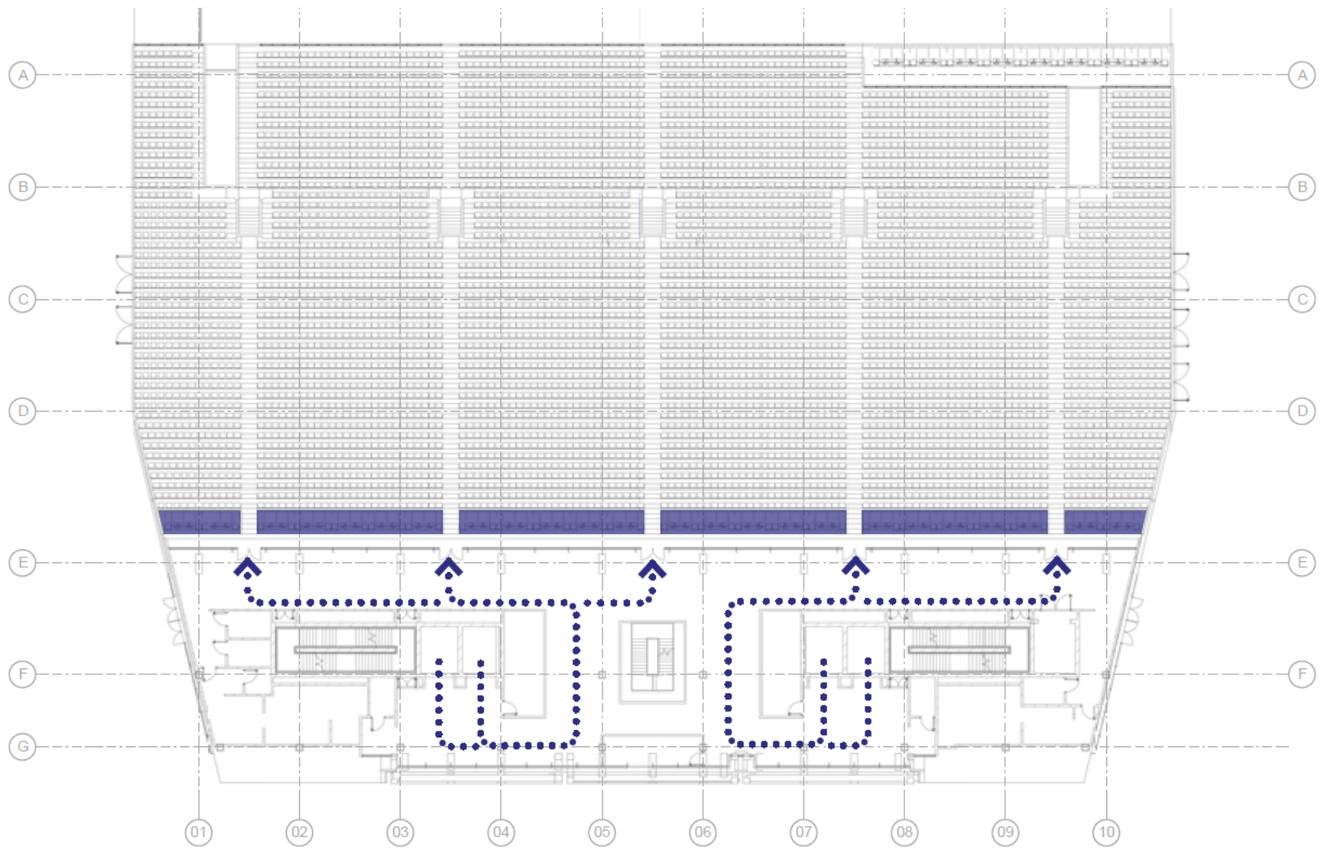
GA Wheelchair Positions

Amenity/Ambulant Seats

Premium GA/Hospitality Wheelchair Positions



Section



Level 03

GA Wheelchair Positions

Amenity/Ambulant Seats

Premium GA/Hospitality Wheelchair Positions

7.3 The Equality Act

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics'. These are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

A person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'.

The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.

The Public Sector Equality Duty includes a general equality duty, is set out in the Equality Act 2010. Public bodies, such as Wrexham AFC, in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not

The Equality Act 2010 carries ongoing responsibilities which will continue once the redevelopment is complete. As part of considering the design of the redevelopment Wrexham AFC should have suitable management policies and procedures to ensure the obligations of the Act are met once the updated stand is in operation. In this respect, ensuring there is a dovetailed approach to all obligations set out in the Equality Act will be important.

7.4 Basis For Design

The main accessibility and inclusion objectives of the project are to incorporate:

- Accessible parking and drop-off provision as appropriate.
- Clear and legible access routes to building entrances, with suitable rest areas and seating along routes,
- Intuitive wayfinding that uses spatial, physical and environmental clues for people to plan and navigate
- Principal entrances and internal routes that are prominent, legible, easily identifiable and accessible
- Accessible seating choice, both in terms of location as well as ticket type
- Independent horizontal and vertical movement that is convenient and ensures that everyone is able to experience equitable use of all areas
- Accessible sanitary and welfare facilities
- Ensuring facilities made available for use by the public are accessible for use by all people
- Emergency evacuation arrangements for all people to be evacuated in a safe and dignified manner

The following legislation, standards and good practice guidance have been used as the basis for design:

Generally, in the first instance we will refer to the following documents as the main guidance:

- Accessible Stadia – Football Licensing Authority – including supplementary guidance – 2003
- Access for All – UEFA and CAFÉ Good Practice Guide to Creating an Accessible Stadium and Matchday Experience – 2011
- Sports Ground Safety Authority – guide to safety at sports grounds 2018
- Accessible and inclusive Sports Facilities: Sport England – 2024

As the stadium specific guidance in Accessible Stadia and Access for All are now 21 and 13 years old respectively, we will also be referring to more generic modern standards which encompass the design of all building typologies where appropriate. This includes the relevant sections of the building regulations (Approved documents B, K, M, and T), BS8300-1/ BS8300-2 and PAS 6463 which provides guidance on designing for the mind.

We have also considered the impacts on the project of the Premier League Equality Diversity and Inclusion Standards.

7.5 Key Considerations

During the next stage the inclusive environments team will work closely with the other members of the design team to ensure that the requirements of the brief are met, and that the design continues to develop in a way that maximises equity for all people who use the Stadium.

MOVEMENT

8

8.1 Path To Wrexham

The Story of Wrexham

Our Urban Design approach uses four interconnected concepts that collectively tell the story of Wrexham.

The Land and the Stand

Wrexham is strongly rooted in its community. We aim to strike a balance between the land (Public Realm) and the Stand (Stadium). Building on the strong community links whilst creating an exceptional stadium experience.

The Path to Wrexham

Building on the atmospheric approach to the Stadium on a match day, the 'path to Wrexham' is a framework for linking the stadium with important focal points in the town through a common architectural language.

The Street

Our goal was to maintain a human scale for the Stadium, envisioning the surrounding area as an extension of the residential streets lined with terraces that define Wrexham's character.

The 100K Plaza

Inspired by the 2011 story of fans saving the club by raising £100K in just one day, the new Stadium development is an opportunity to honour the commitment of the fans and community of Wrexham. The 100K plaza is named after this story and will be the heart of the development.



8.2 Approaching And Distant Views

The views opposite are included to express the massing within the local context, as well as the approach to the stadium.

1. When approaching from this direction the Macron Stand and STOK Stand conceal most of the new Stand, there are some key views between the two Stands, as well as a small strip of the roof rising above. Whilst this allow the new stand to be seen, the view is not overbearing.

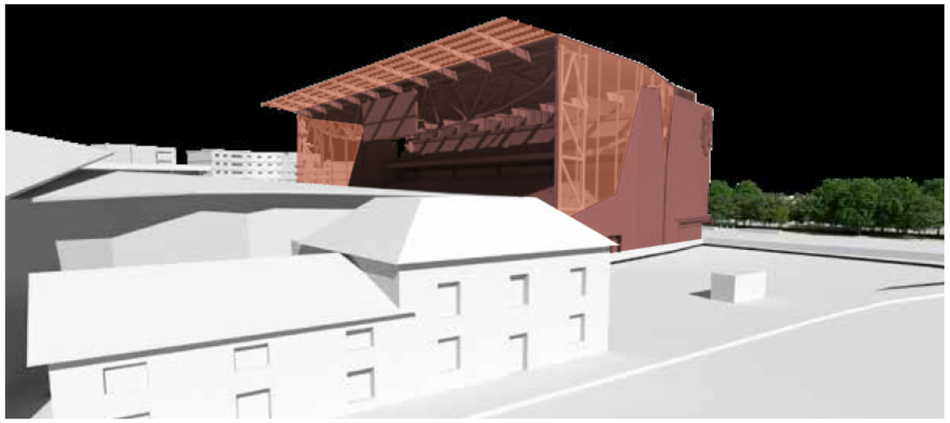
2. From this direction the new Stand is a more prominent focal point from the City centre.

3. From the northern part of Crispin Lane, the student village buildings disguise the new Stand.

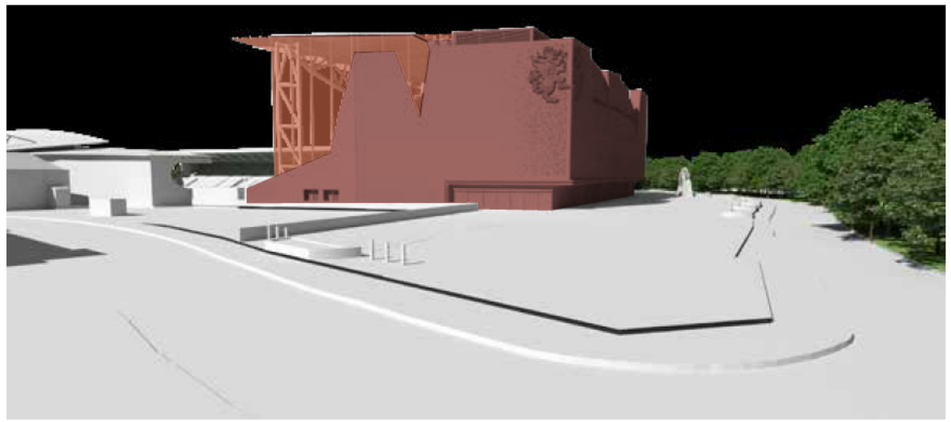
4. From this direction the rows of buildings frame the south elevation of the new Stand, making the new stand a key focal point in the area.

5. From this view (at ground level) the existing STOK Stand covers the new stand.

6. From this direction a small part of the Stand is visible above the existing Wrexham Lager Stand.



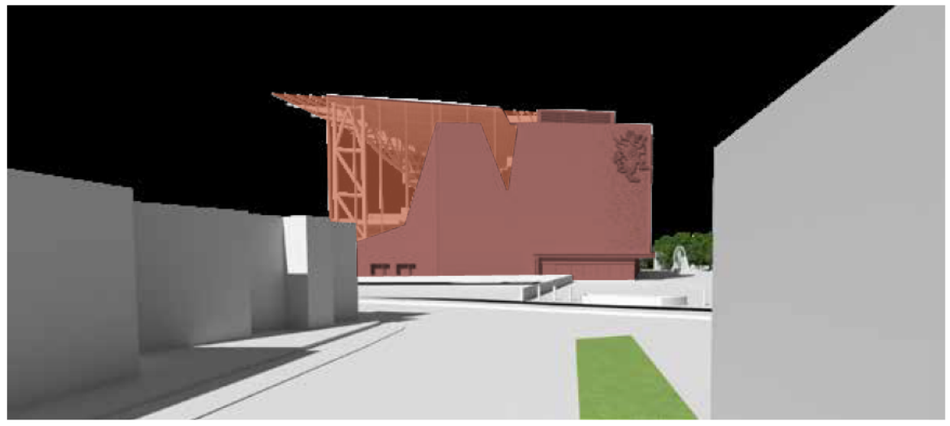
1. View from Mold Road, looking east towards the new Stand



2. View from Mold Road, looking west towards the new Stand

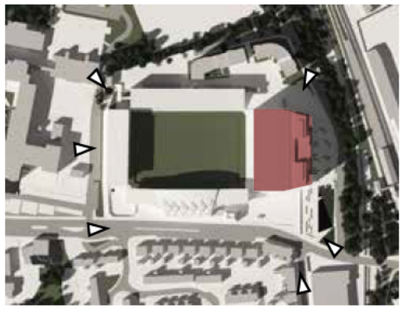


3. View from Crispin Lane, looking south towards the new Stand



4. View from Maesgwyn Road, looking north towards the new Stand

Kop Stand





5. View from University Campus, looking east towards the new Stand



6. View from University Campus, looking south-east towards the new Stand

8.3 View From Listed University Building



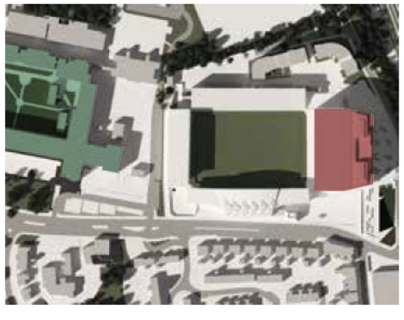
Existing photos of the Wrexham University Campus towards the existing Stands



Existing photos of the Wrexham University Campus towards the existing Stands

Kop Stand

Listed University Building

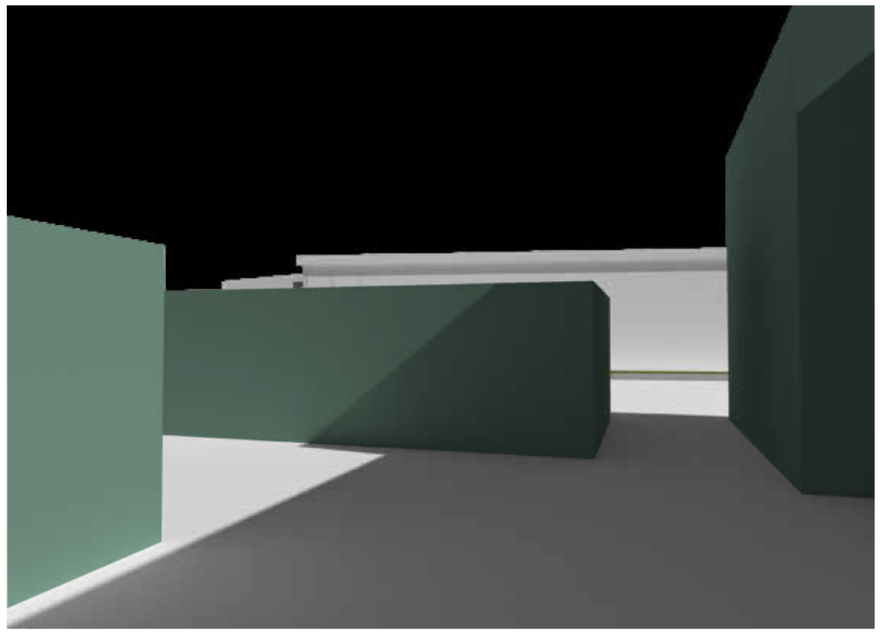




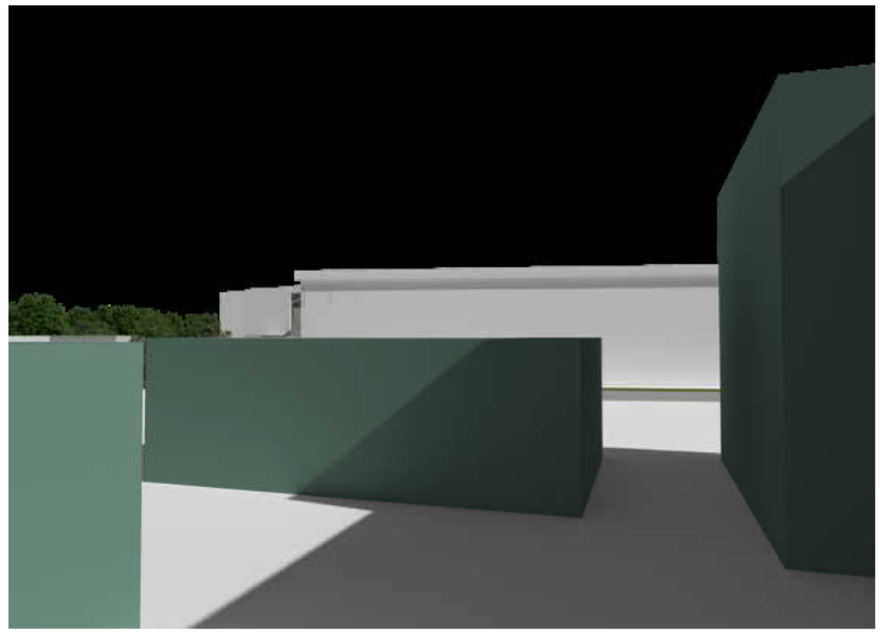
Existing photos of the Wrexham University Campus



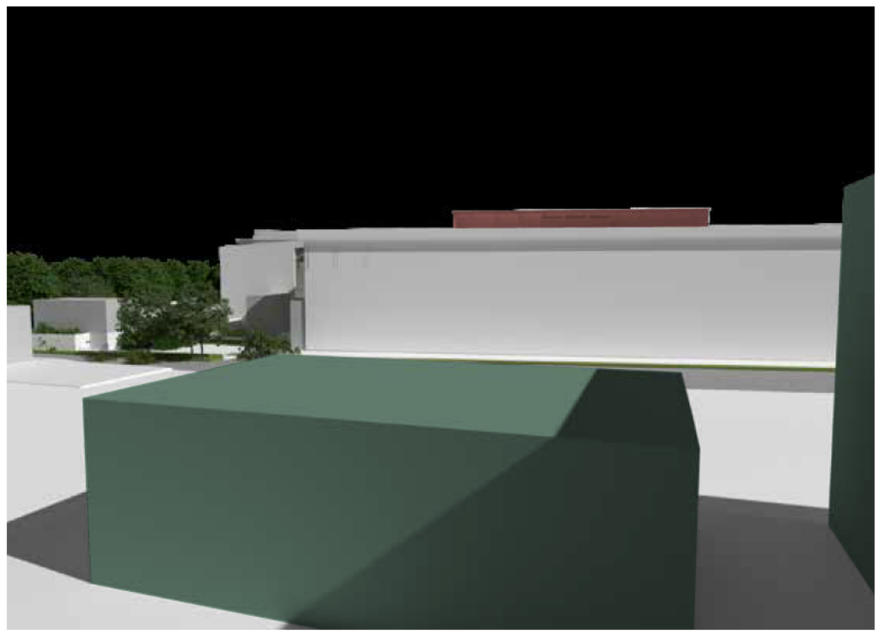
Existing photos of the Wrexham University Campus



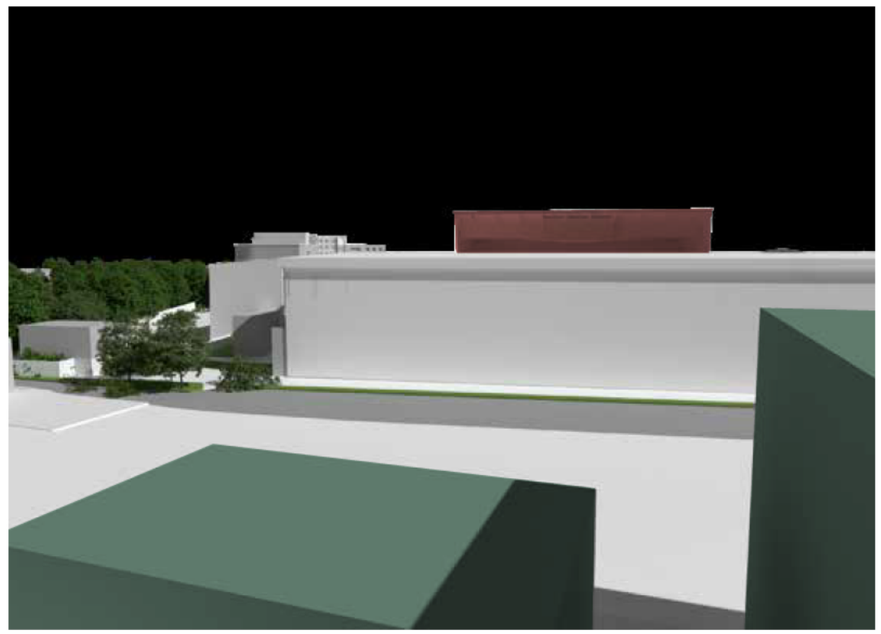
View from the University Ground Floor towards SToK Stand



View from the University First Floor towards SToK Stand



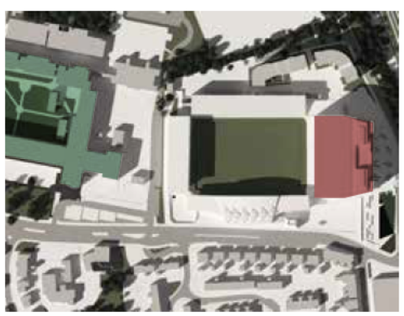
View from University Second Floor towards SToK Stand

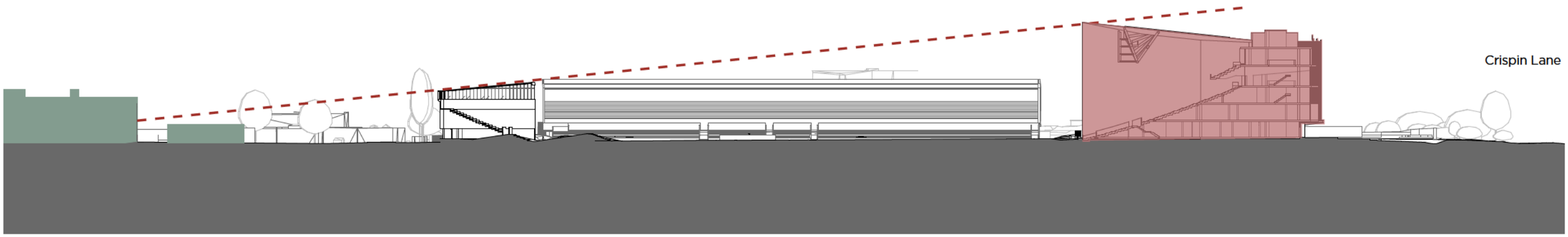


View from University Top Floor towards SToK Stand

Kop Stand

Listed University Building

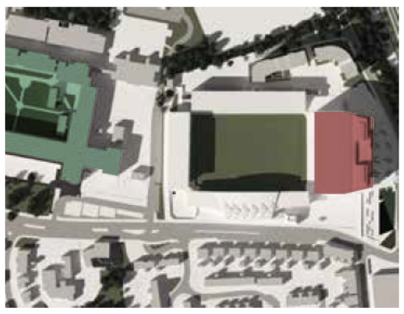




Section: View from listed University Building

Kop Stand

Listed University Building



ENVIRONMENTAL SUSTAINABILITY

9

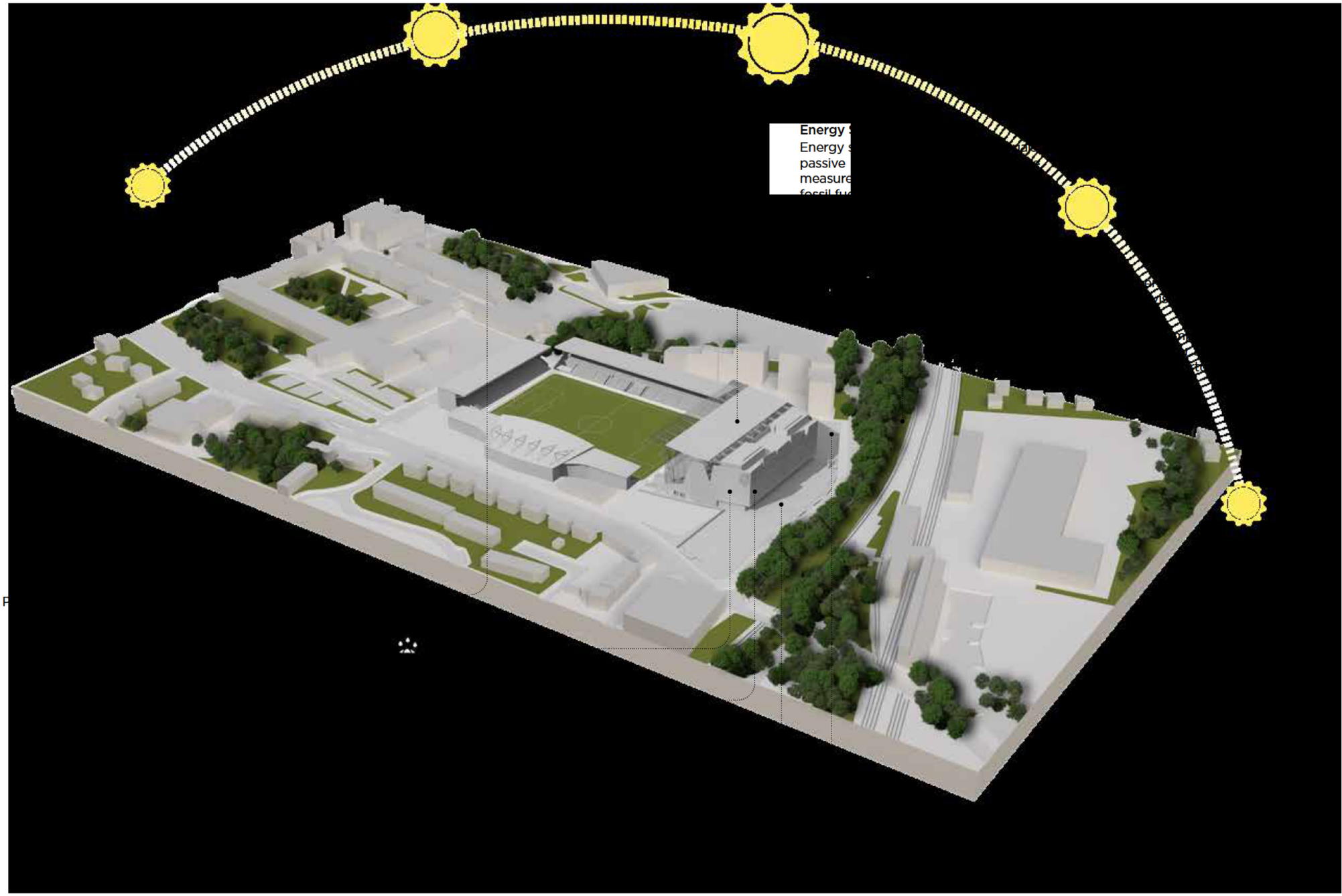
9.1 Sustainable Design

There are a range of sustainable design opportunities available to Wrexham AFC, as they move forward with different phases of development of the SToK Cae Ras. Some of these opportunities can be incorporated into the design and construction of the new Kop Stand, while others can be brought forward in later stages of development.

The partnerships with the Wrexham Glyndŵr University and other members of the Wrexham Gateway Project provide exciting opportunities to address environmental concerns and develop sustainability initiatives that extend beyond the Stadium itself.

The Wrexham Gateway transformational project will create public transport enhancements and further high quality sustainable designs as additional schemes are delivered.

These include opportunities to explore potential geothermal energy harvesting, improvements to ecology, and introduction of cycle hubs and micro-mobility routes that can connect with other upgrades planned across the City.



COMMUNITY SAFETY

10

10.1 Community Safety

This Design and Access Statement seeks to demonstrate that the proposed Kop Stand has a compliant security strategy which has been developed in accordance with:

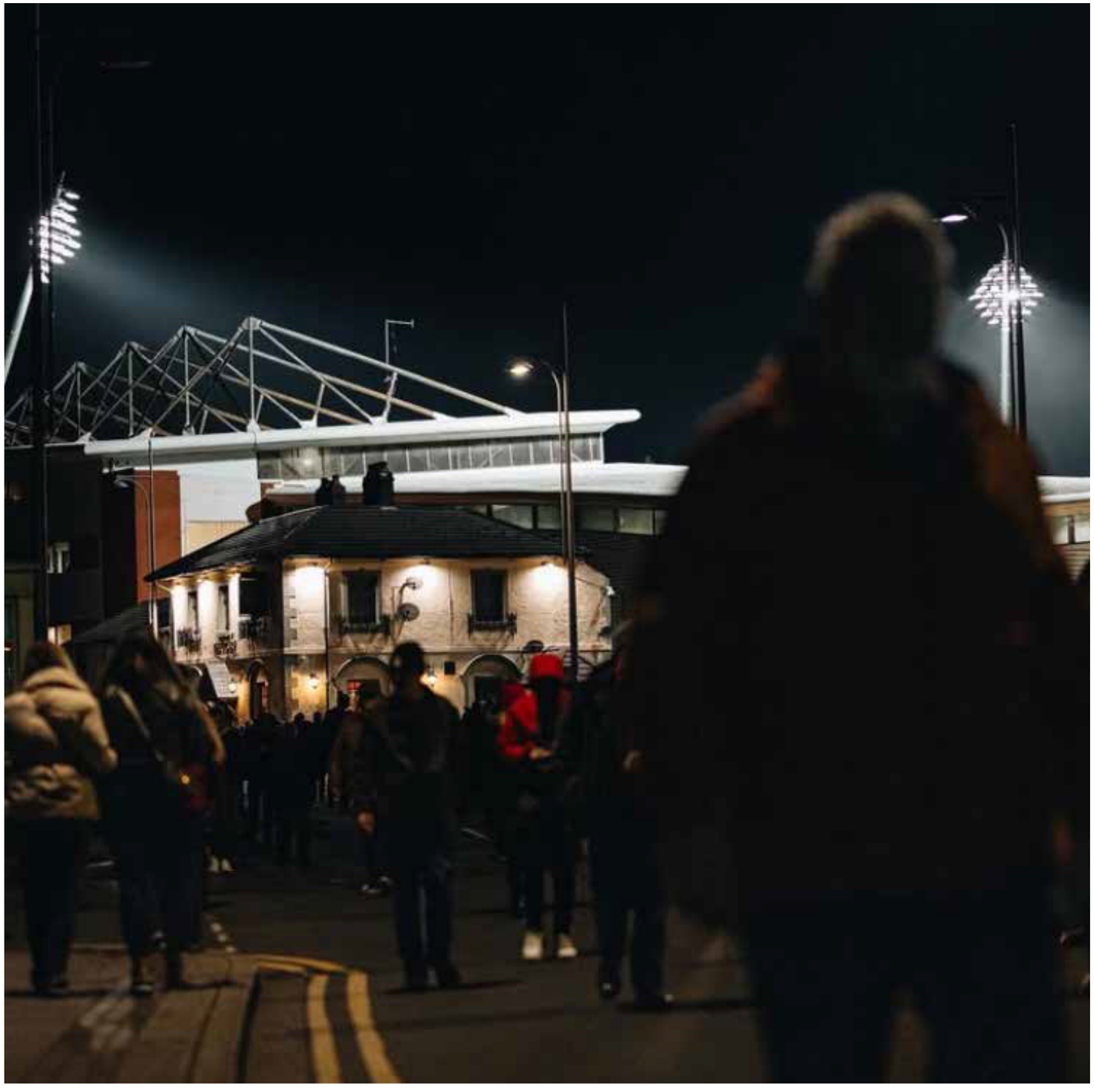
1. Welsh Government Planning Policies.

2. The Stadium Green Guide – 2018 6th Edition paragraph 3.1 allowing the security design to assist with Safety and security planning, Counter Terrorist plan, security overlay, communications, and control (24/7 control room and event control room), CCTV provision, CCTV assessment of need; and

3. Wrexham AFC Safety and Security.

All aspects of security have been given the highest consideration and qualified security consultants have informed the design from the earliest stages resulting in appropriate, best practice and recommendations to provide effective mitigation measures and strategies. The security strategy is in relation to the new Kop Stand and includes, but is not limited to:

- Pedestrian screening, search, and validation
- Surveillance
- Intruder detection
- Electronic Access Control Systems
- Remoted to the Event Control Room (not in scope).



10.2 Proposed Operation Overview

The proposed Kop Stand will be subject to the following uses:

- Football matches.
- Stadium Hospitality Events / Tours – use of the facilities within the stadium for conferences, exhibitions, stadium tours.
- Non-football sporting/non-sports events, non-match day conferences
- Help to deliver UEFA Category 4 compliance.

This Design and Access Statement considers the expansion areas only and not the public realm, or vehicle control measures that during football and major event periods, there will be limited vehicle movement within the site. Vehicles such as hospitality and team coaches will access / egress the site, at specified times pre and post event when it is safe to do so.

It is assumed that the public realm areas around the Stadium will be publicly accessible at all times.

Pedestrian access during football and major event periods through the Kop Stand will be controlled through the secure line where a scalable screening/search programme will occur, as is the current search regime.

During silent hours, (when all events have concluded, cleaning and waste removal completed, including all staff having left the site), the Kop Stand will be deemed secure with no people or vehicle access until a pre-determined time in the normal day-to-day operations.



10.3 Security Strategy

The security strategy for the Kop Stand will provide a safe and secure environment for staff, visitors, fans, players, VIPs, and contractors, reducing the opportunity for all types of crime, the fear of crime and ensuring the confidentiality and privacy of the business functions. Overall, the security strategy will be medium profile, commensurate to the level of considered risk and the event or event periods where scalable security measures become operational based around physical/manned, technical, policy & procedures.



The security strategy takes account of the two core periods of activity. Event and non-event periods, which include close down (silent hours) periods. All active security systems will be monitored at both the 24-hour Security Control Room (SCR) and during events, at the event.

There are four guiding principles that shape the security recommendations for the Wrexham AFC Kop Stand scheme:

- Security should be scalable and be able to be adjusted based on special events; specific intelligence/information; or the overall prevailing threat level/ landscape changes.
- Contribute to full-spectrum risk mitigation (Prevention, Preparedness, Response, Recovery)
- Effectively deter hostile actors and provide a level of reassurance to the public, whilst at the same time not unduly interfere with site aesthetics or ease of use; and
- Use interoperable, advanced technologies that maximise unobtrusive passive security.

10.4 Security Design Principles

Three general security design principles recommended for implementation are:

1. Defence in Depth

2. Security Zoning

3. Crime Prevention Through Environmental Design (CPTED)

Integrated Approach

Security has been considered during the earliest stages of the project design, with a specialist security consultant embedded into the engineering and architectural design teams.

Ground floor and accessible glazing should be to a minimum of EN 1627 and EN 356 for curtain wall façade and windows (definition is RC 2 (resistance class 2 EN 1627), P3A (EN 356) both meeting an attack time of attack of 3 minutes to reduce the risk of theft and vandalism.

The opportunities for crime have been minimised through careful design, recommending that there are a minimum number of places hidden from observation; those that remain will be treated with lighting and CCTV. Places to congregate will be limited to those where it is desired.



10.5 Environment Quality Structure

The two modes of operations will see variances in the security posture of Wrexham AFC. During non-events, the red-line boundary during silent hours will be secure preventing both vehicle and pedestrian access. During the working day, access will be granted to vehicles providing deliveries etc. and to authorised pedestrian visitors.

During event periods, it is recommended that no vehicle access be permitted at least 1-hour pre and post event (VVIP considered). Although not in scope, it is further recommended that there is an implementation of Hostile Vehicle Mitigation (HVM) measures (active and static), including temporary HVM measures that will prevent unauthorised vehicle access whilst allowing fans to move freely to their desired locations. This is part of the Green Guide Zone Ex solution.

The Kop Stand internal spaces will demonstrate a clear distinction between areas deemed public and those that are private and shall be orientated to maximise natural surveillance. During silent hours and non-event periods, the Kop Stand will be monitored to the 24-hour SCR through access controls, intruder detection and CCTV.

10.6 Access, Ownership and Surveillance

Access points into the Kop Stand include (west to east):

- Players entrance
- Emergency medical entrance
- Club Shop (but no direct entrance into the concourse) – this will limit theft opportunities.
- Hospitality Entrance with stairs and two lifts
- General admissions (GA) into the concourse
- Further Hospitality Entrance with stairs and two lifts
- Access lobby to plant and IT room
- Kitchen, stores, and waste room.

It is believed that the Kop Stand has kept the access portals to the required minimum to aid the desired crowd flow numbers, including emergency and evacuation events and well as separation for FoH and BoH (IT/Plant/Kitchen and waste).

However, the entrances/exits are in line with the Kop Stand requirements for players, Hospitality and GA user groups and bases. The entrances during operational periods will be illuminated and during non-event periods will be either free access (working day for visitors), on lockdown capability or operated from staff access cards or permit to work for contractors.

Internally, the layout has been designed to ensure that there is clear delineation between public (concourse, F&B (Pub/Premium GA), and access through the vomitories to the bowl seating areas) and semi-public (event periods) and private areas ((Back of House- BoH), through vertical and linear separation.

The 'internal street 'scene of the concourses have also been designed to provide good natural surveillance, with clear lines of sight and shall be supported by lighting and where required, CCTV coverage.

Access to BoH areas will be for authorised staff, players, media, management, VIP, and escorted visitors only. This separation has enabled the development of a clear security zoning concept for the main modes of operation (normal business hours, events use and fully closed down), which will be enforced through the deployment of technical security systems via the Security Control Rooms.

In order to reduce ambiguity of movement and use; clear signage will direct visitors to their respective entrances (GA/Hospitality/Players Home and Away) and contractors). There is a clear concept of defensible space during all modes of Kop Stand operation, albeit achieved through different physical measures, security systems and operational processes, to be aligned into the current operational plan and systems.

10.7 Crime Prevention and Physical Protection

The current design looks at specific areas of security risk and the expansion design will not be an additional crime attractant and the design will where best practice allows, mitigate crime through careful design and the deployment of physical protection measures.

New wall surfaces under the expansion scheme should be finished to consider the threat of graffiti attack. Strong lighting and continuously monitored CCTV will provide additional reassurance to all areas.



CONCLUSION

11

11.1 Conclusion

The development of a new Kop Stand at the STōK Cae Ras marks a special moment in the history of the oldest international football ground in the world (that still hosts international football). It provides the opportunity to restore the traditional 4-sided enclosure of the stadium with a piece of architecture that reflects the history and heritage of the City of Wrexham, while providing new and improved facilities that respond to the requirements of present day and future sports fans and visitors.

It provides a new piece of civic architecture that complements some of the other landmarks within the City and creates a new destination for visitors to the City and the local community. It reflects the confidence that the football club can play a key role in the rejuvenation and redevelopment of the City through its role in the Wrexham Gateway Project, as well as enhancing the facilities that the Stadium can offer the football club.

The upgrading of facilities to meet UEFA Category 4 specifications are central to the wider vision of bringing international sport back to the STōK Cae Ras and the public benefit that this will bring to the local community of hosting these events in North Wales.

The architectural design of the building, with its distinctive shape and form, seeks to provide a new identity for the STōK Cae Ras that reflects the commitment of the generations of spectators who have supported the Club since it was formed in 1864, while looking to a more confident future where both local, national and international spectators can gather and enjoy the action on the pitch.



FUTURE PROOFING

12

12.1 Future Proofing

The Owners' ambition means that future Stadium enhancements require a forward looking vision of the Stadium's development, and on the Kop Stand this is reflected in some future-proofing by building a structure that could allow a capacity above 5,500. It is important to note that the additional structure represents an investment risk by Wrexham AFC as utilising the additional space will be entirely dependent upon a future planning application (separate to this Section 73 Application).





STOK CAE RAS

POPULOUS