

2.3 Constraints and Opportunities

The proposed development aims to build upon the principles of the approved scheme while thoughtfully addressing all identified site constraints that were previously identified. Below is a summary of the previously identified constraints and opportunities that the proposed site layout must adhere to:

Opportunities:

- Utilise existing vegetation for a Green Infrastructure framework.
- Retain and integrate existing pedestrian access and rights of way.
- Establish new footpaths and cycleways connecting to existing routes.
- Enhance vehicular access via Bangor Road along the site's southern boundary.
- Protect and improve existing landscape features, including woodland, mature trees, hedgerows, and the brook.
- Introduce additional ecological habitats to promote wildlife corridors.
- Implement swales and attenuation ponds for biodiversity and recreation.
- Create an attractive development within significant green space, improving the site's appearance and local context.
- Promote the site's industrial heritage through interpretation methods.

Constraints:

- Avoid adverse impacts on the Special Area of Conservation.
- Consider existing Great Crested Newt habitat.
- Protect existing trees and areas of broadleaved woodland.
- Address the presence of high voltage electricity pylons.



Image by other. Constraints and Opportunities Plan

2.4 Local Vernacular

The site is located immediately east of the existing built development of Johnstown and approximately 3km south-west of Wrexham. Surrounding settlements also include Rhostyllen located approximately 2.3km to the north and Ruabon located approximately 1.2km south of the site. The site's immediate locality features a mix of architectural styles ranging from Victorian terraces, semi-detached and detached properties, to late 20th and early 21st red brick semi-detached and detached properties.

Johnstown and Rhostyllen are characterised by a combination of older stone cottages, particularly in the Johnstown village centre, along with more modern housing developments that feature a mix of architectural styles, including traditional and Welsh designs. In the neighboring village of Ruabon, a distinct architectural style characterised by the predominant use of red brick, and new developments adhere to these principles to preserve the town's historic red-brick character. The buildings in Ruabon often feature Victorian and Edwardian architectural elements, reflecting the areas industrial heritage.

The selection of images below provides a thoughtful representation of the local vernacular, with a particular focus on the architectural detailing and materials used in the surrounding area. As well as following the principles of the previously approved scheme, the proposed dwellings will draw inspiration from the surrounding architecture, with elevational styles and materials carefully selected to complement the existing housing in the neighbouring area. This approach ensures that the proposed development seamlessly integrates into the local surroundings.



Local Architectural Detailing



SUMMARY OF OUTLINE APPLICATION

SECTION 03

3.1 Outline Approved Structure Plan

The adjacent illustrative masterplan was submitted alongside the outline application. The purpose of this indicative layout was to provide a template for the detailed design that meets the key urban design principles that are illustrated in this masterplan.

A summary of the design principles illustrated within the illustrative masterplan are summarised below:

Site Layout

- The layout has been designed to have a legible street hierarchy, with the street network characterised by an irregular pattern of development blocks, promoting a more organic character;
- All dwellings are oriented to actively front the streets and public areas to promote natural surveillance and enhance safety of residents;
- Corner plots are used to create continuous built frontages at intersections. In addition, vista plots have been proposed in landmark locations such as at the street termination points and towards the Special Area of Conservation (SAC), the vista plots are characterised by variation in building height and the use of materials and colour, all the above contributes to creating a sense of place.

Use and Amount

- The residential area provides up to 300 new homes with a variety of dwelling types, ranging from 1 to 4 bedrooms;
- The employment area features a mix of Class B2 and B8 light industrial, storage, and distribution uses, totaling approximately 465 square meters of floor space, along with associated vehicular parking;
- In addition to the above, a local convenience store is proposed to serve the new development, comprising approximately 235 square meters of floor space and associated car parking;

- Extensive green spaces and public open areas, including linear parkland, green corridors, informal open spaces for recreation, footpaths, and cycleways, are integrated into the development, exceeding local standards;
- The plan includes 0.63 hectares of outdoor play space in line with minimum standards.

Access and Movement

- The outline masterplan features a singular vehicular access point taken off Bangor Road (B5426), providing entry to the residential development, the employment area, and a local shop;
- The access strategy aims to provide well-connected and permeable access for pedestrians, cyclists, and vehicles. A comprehensive network of footpaths, cycleways, and well-designed streets will promote safe and convenient movement;
- Streets within the outline masterplan incorporate features like narrowing of carriageways, frequent intersections, and changes in road surfaces to calm traffic and prioritise pedestrian safety;
- Existing pedestrian access points and public rights of way are retained and integrated into the development. New attractive footpaths and cycleways would be provided through the site, connecting to existing rights of way both within and beyond the site boundaries.

Scale

- The outline masterplan thoughtfully integrates 2 to 2.5-storey properties into the design, in keeping with the established residential character of the locality.
- In addition to the range of property heights, the masterplan offers an array of housing types, from terraced, semi-detached and detached properties. This diverse housing mix is aimed at accommodating a broad spectrum of residents and fostering a sense of inclusivity within the neighborhood.



Approved Indicative Layout (Illustrative Masterplan)

Appearance

The material usage and character areas have been outlined within the Approved Design and Access Statement. The outline application includes four character areas: Main Street, Streets, Lanes, and Parkland. Each character area has its own specific layout principles, these are briefly outlined below:

Main Street

Dwellings, primarily semi detached and mews properties, will front onto the Main Street, with a higher density mix averaging 2-2.5 storeys in height. Taller buildings serve as landmarks, strategically placed at key nodes and junctions, while the Main Street will connect residential roads and provide access to open spaces.

Streets

The 'Street' character area is characterised by properties set back from the road, with a focus on facing greenery in the green infrastructure framework. It includes a variety of housing types up to 2 storeys in height, complemented by 2.5 storey landmark buildings at key locations.

Lanes

Within the 'Lanes' character area, dwellings including larger houses up to 2 storeys high, will be strategically placed along the development's edges to transition smoothly with the surrounding areas, particularly the adjacent Special Area of Conservation to the west. These properties adjacent to the central parkland will offer scenic views and surveillance, with careful attention to landscaping and road connectivity while respecting the character of the Special Area of Conservation.

Parkland

The open space plan includes a large parkland with equipped and informal play areas, natural green spaces managed for biodiversity, a GCN reserve, and wetland areas. All green spaces will be designed in accordance with the adjacent Special Area of Conservation (SAC), featuring footpaths, cycleways, and enhancements to connect with neighboring areas while prioritising habitat creation and ecological value interpretation.

In addition to the above character areas, the approved application outlined the design themes that the reserved matters application should adhere to. These include:

- utilising a core palette of brick types as the primary building material;
- incorporation of occasional detailing;
- inclusion of rendered elements at strategic points within the layout;
- selection of roof tiles in subtle, appropriate colours;
- emphasis on well-proportioned elevations and fenestrations;
- placement of windows in gable ends;
- integration of features such as chimneys, porches and frontage planting.

At this design stage, the examples provided offer insight into the references and design cues that will shape the development's design concept, with a primary focus on responding to and harmonising with the local context in terms of building character, materials, and decorative elements.



3.2 Approved Masterplan Design Principles Summary

The key principles of the development have been established by the Approved Outline Application. These principles govern the relationship the development has with its immediate surroundings as well as the internal interfaces between individual plots. Although not illustrated, the key principles and aspirations for the development site have been extracted from the Approved Outline Addendum to Design and Access Statement Document. The proposed residential development has been designed in line with these principles.

These key principles of the approved outline scheme are summarised below:

- ① Approved scheme aims to deliver appropriate housing growth for Johnstown;
- ② Provide up to 300 new dwellings with a mix of 1-4 bedroom properties, offering a range of living opportunities from linked townhouses to detached properties;
- ③ Provide a local shop and employment areas;
- ④ Generate a high quality place by creating an attractive new community set within a landscape of open space, street trees, play areas and structure planting;
- ⑤ Four character areas are outlined within the approved scheme which contributes to achieving a high quality environment;
- ⑥ Adopt the theme of inclusive design by making the place compliant with Disability Discrimination Act (DDA) standards and therefore accessible to all;
- ⑦ Retain and incorporate existing boundary trees and hedgerow planting and improve biodiversity where possible;
- ⑧ Create a 'place' which is designed for people and is easy to understand and move through, with good quality 'communal streets providing good pedestrian and cycle linkages both within the site and beyond;
- ⑨ Aim to ensure the development is as safe and secure by design as reasonably possible;
- ⑩ Promote sustainability through the design and construction process, reducing energy consumption and minimising waste;
- ⑪ Embrace best practice solutions and contemporary design and construction methods. These will be ingrained from good examples of local distinctiveness found within and around Johnstown and Rhosllanerchrugog.



SECTION **04** **THE PROPOSED SCHEME**

4.1 Use and Amount of Development

The proposed layout, illustrated on the right, shows the proposed development areas, landscaping, and site access. Covering a total area of approximately 17.02 hectares, the application site adheres to the approved outline scheme, featuring a mixed-use development plan encompassing 300 homes, a local store, employment area and green infrastructure.

Residential Development

The site accommodates a total of 300 proposed new dwellings, ranging from 1 to 4-bedroom properties. The proposed development incorporates 3 apartment blocks, each offering 1-2 bedroom properties, as well as 267 mews, semi-detached, and detached properties comprised of 2 to 4 bedrooms homes.

Furthermore, the proposal outlines a commitment to providing 20% affordable dwellings across the site, contributing significantly to the area’s affordable housing stock. These affordable units consist of 1-2 bedroom apartments and 2-3 bedroom semi-detached or mews houses, pepper potted throughout the site. For a detailed breakdown of the mix of residential properties proposed, please refer to the accommodation schedule below.

House Type	Bed No.	Sq Ft	Quantity
Affordable Units			
1 Bed Apartment	1	452	21
2 Bed Apartment	2	650	12
The Borrás	2	702	14
The Royton	2	719	6
The Pentre	3	909	6
The Eyton	3	904	1
Open Market Units			
Borrás	2	702	36
Royton	2	719	21
Pentre	3	909	64
Eyton	3	904	16
Trevor	3	983	44
Acrefair	3	934	2
Ruabon	3	1033	30
Johnstown	3	1063	8
Penycae	4	1156	7
Talwrn	4	1089	7
Brynteg	4	1227	5
Grand Total			300



Proposed Site Layout