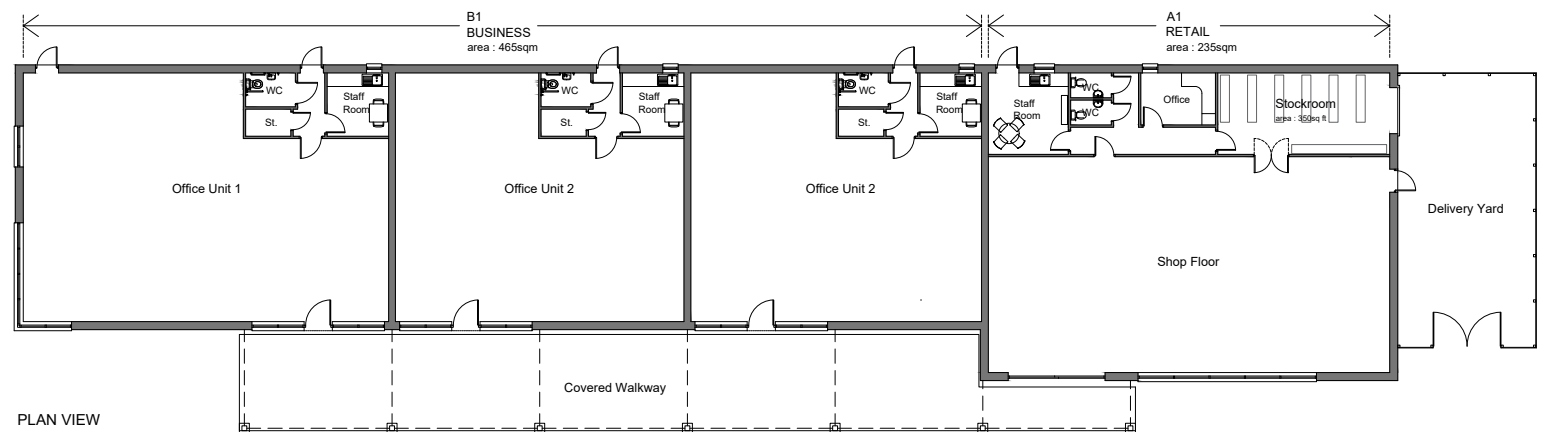


4.7 Proposed Commercial and Retail Unit

The material palette chosen for the commercial and retail unit is simple, robust and harmonises with the materials found in the local area and aligns seamlessly with the palette designated for the proposed housetypes. The unit will be constructed using red facing bricks for the exterior and complimented by the grey slate roof. The building design embraces simplicity, drawing inspiration from the local context. It comprises a single-story structure with a pitched roof, while the local store is distinguished by a turret tower, differing in scale from adjoining units to create a visual hierarchy and facilitate wayfinding.

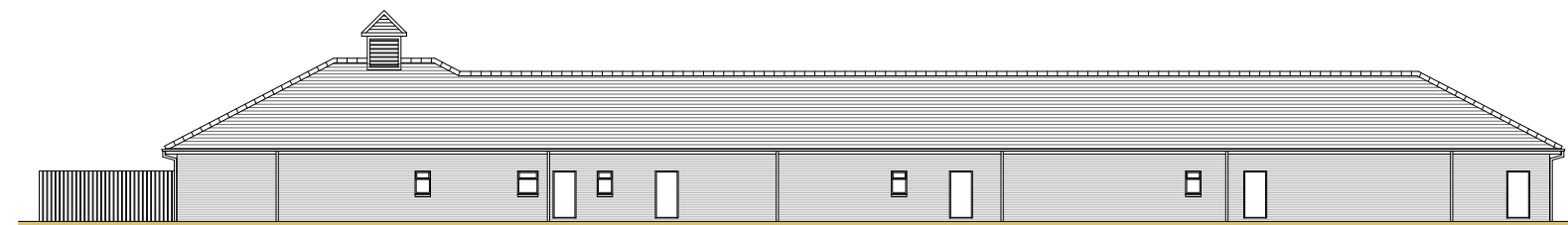
Full-height anthracite windows are proposed for the north elevation, strategically positioned to offer natural surveillance of the adjacent car parking area. This not only enhances security but also contributes to an open, welcoming atmosphere. Additionally, a continuous canopy is proposed to the north elevation which is intended to enhance the outdoor circulation area, providing both protection from adverse weather conditions and creating a secure and inviting space for visitors.



PLAN VIEW



FRONT ELEVATION



REAR ELEVATION

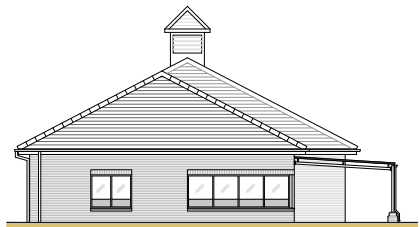
Retail/ Commercial Area Precedent Images



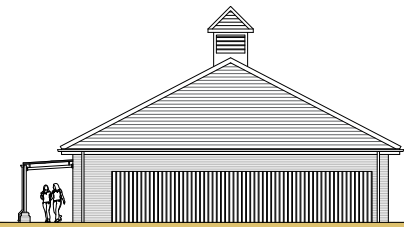
Red Brick Example

Grey Slate Roof Example

Anthracite Full Height Windows



END ELEVATION

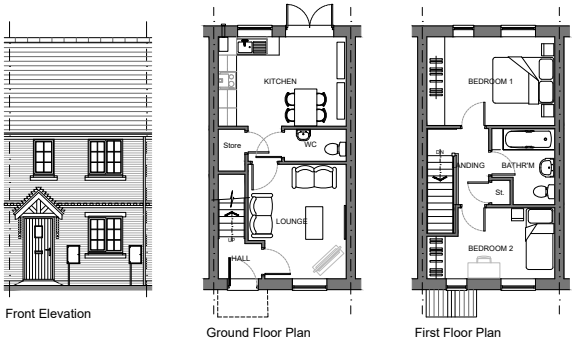


END ELEVATION

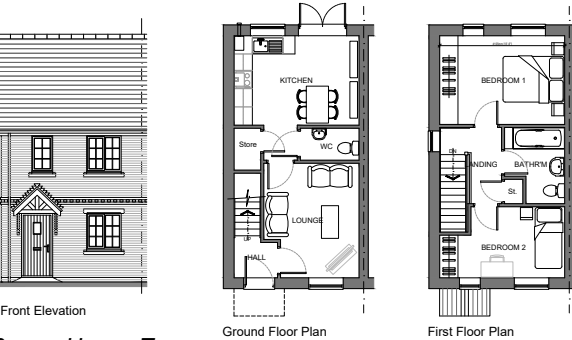
4.8 Proposed House Types

The housetypes have been designed to complement their setting and the surrounding context. They are designed with red and orange brick exteriors and feature a grey pitched roofscape. Chimneys are proposed for larger properties, and mock Tudor boarding has been used at key vista plots as well as in the middle of the street scene to add interest. Windows have been placed on all principal elevations to ensure natural surveillance.

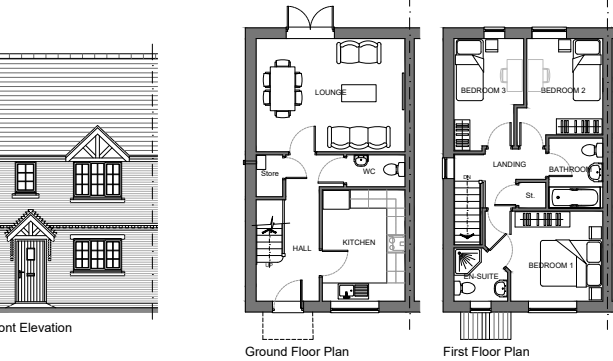
Please refer to the materials and character area plans for specific materials and details, as each housetype has a unique set of materials based on which character area it's situated in. These plans provide a comprehensive overview of the individual features and materials used for each housetype, ensuring that the design harmonises with the specific character of its location. The floor plans have been created to cater to the diverse needs of potential residents, accommodating a wide range of users with thoughtful layouts and functionalities.



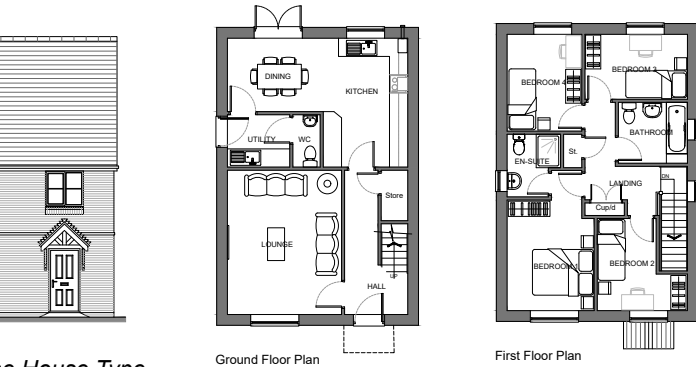
Royton House Type



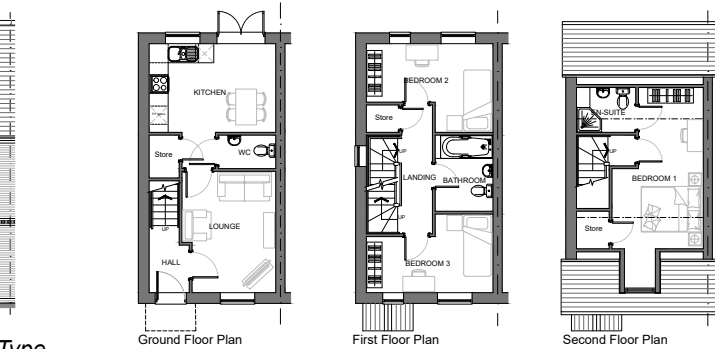
Borrás House Type



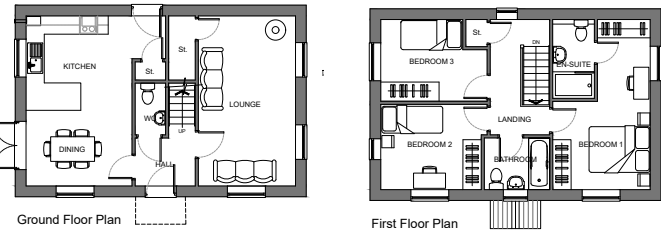
Pentre House Type



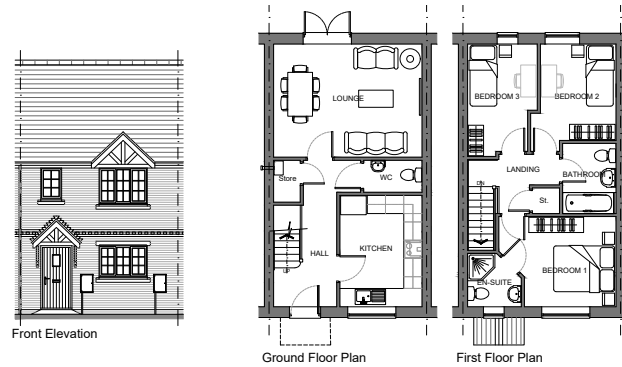
Penrycae House Type



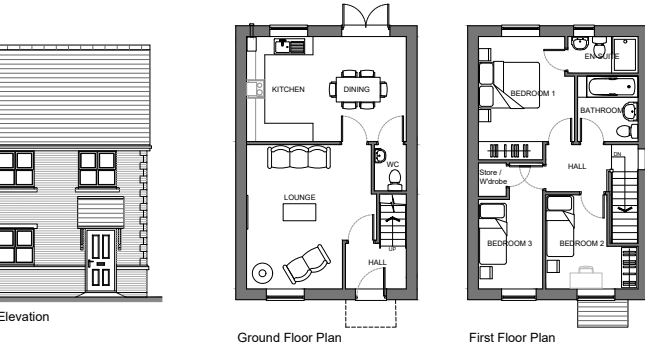
Trevor House Type



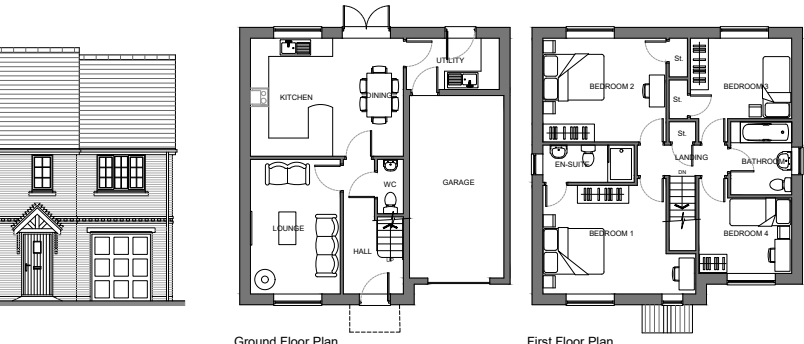
Johnstown House Type



Eyton House Type



Acrefair House Type



Brynteg House Type



Ruabon House Type



Talwryn House Type