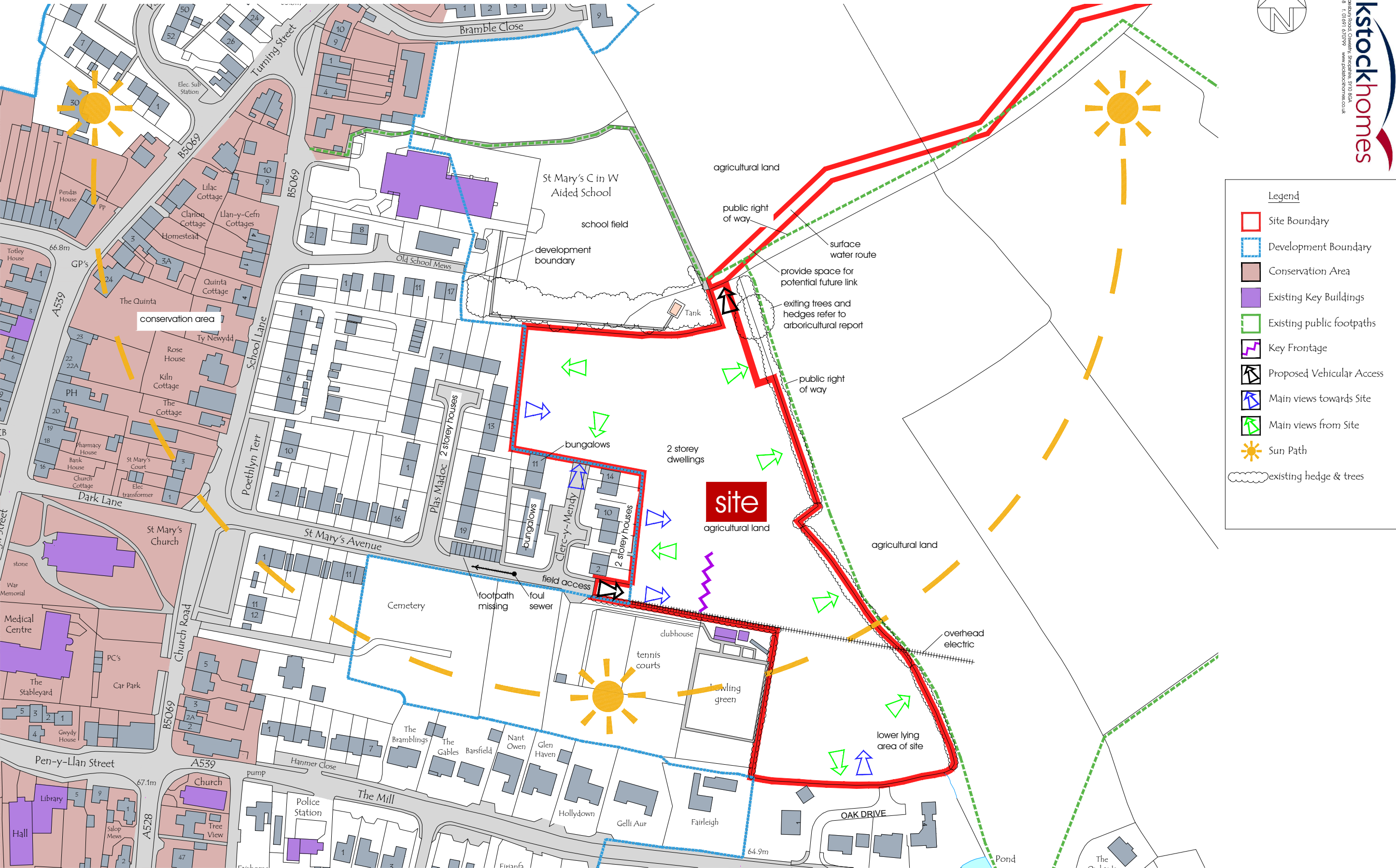


design & access statement



constraints plan plan

design & access statement



High Street – organic growth of village



Victorian Architecture – Ornate features



Traditional materials and features



New Housing – Bramblewood Close
nts A3



Fine examples of Georgian Architecture



Late 1980's Housing – Springfield Park



Dispensary Row – Wrexham Road
A sweeping row of houses with
gothic pointed windows & doors

3 storey Pendas House (mid C18th)
Focal point at head of High Street



Church Cottage – High Street
Example of variety of architectural
styles within village which contribute
towards the character of the village



Row of Cottages – Turning Street
White painted brick and slate roof
Horizontal bar casement windows
Feature chimneys and dormers



High Street – variety of styles and scale

local vernacular

The figure shows a scatter plot with a line of best fit. The x-axis is labeled 'ノード数' (Number of Nodes) and ranges from 0 to 10. The y-axis is labeled 'リンク数' (Number of Links) and ranges from 0 to 10. Data points are plotted at (0,0), (1,1), (2,2), (3,3), (4,4), (5,5), (6,6), (7,7), (8,8), and (9,9). A solid line passes through these points, indicating a direct proportionality where the number of links equals the number of nodes.

pre application
comments on layout

client comments

pumping station
will be required,
foul sewer in St
Mary's Avenue

no sense of place
at site entrance

integrate into layout
the smaller dwellings

reduce dominance
of car parking

dwelling set too far back from entrance



POS to be overlooked

poss link to
PROW 18

consider
PROW 18

potential future access to
be provided for land owner

no site
closure

layout to cramped

no pd

Southern area of site difficult drain for surface water due to levels

better integration of rural edge of site against open country side



Pickstockhomes

project:
Proposed residential development
Overton on Dee, Wrexham. **SITE B2**
SKETCH LAYOUT 01.
03-06-2019

nts A3

pre app comments

design & access statement



1:1250 A3

proposed site layout