

Royal British Legion

Wats Dyke Road, Wrexham

Residential Housing

Design and Access
Statement

May 2018



contact

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1.

Introduction



Site

Introduction and Summary of Brief

Introduction

The purpose of this document is to give an overview of the project from the early concept design stages, through the history and background of the development which leads onto the final scheme.

We believe that good design stems from the underlying 'Big Idea' or KDP (Key Design Principles), which should be strong enough to drive the whole design process and create a framework for design decision making, throughout the evolution of a scheme, creating a sense of consistency and completeness.

DAY's Key Design Principles for the Wats Dyke site are just that; a catalyst from which the rest of the design stems. It should be a singular solution to the problems and opportunities identified through initial analysis of the brief, context and typology which will hold the design together throughout the process; a constant focus, regardless of the project stage, and a defender of the design solution.

The Key aims of the proposal are as follows:

- Provide high quality residential accommodation
- Provide a high quality retail unit with associated services including parking.
- Service improvements to the current Royal British Legion facility
- Re-siting of the existing Boxing Club building.
- Positively contribute to the surrounding area

Brief Overview

High quality design, commercial viability and deliverability were all key factors when DAY were first engaged to develop initial feasibility scheme for the Wats Dyke site. Taking these key factors into consideration DAY Architectural set about understanding the site history and context of the site in order to inform and influence the early conceptual ideas striving to deliver a high quality piece of architecture, whilst ensuring the client achieved their key brief factors.

Situated on the corner of Wats Dyke and Llay New Road, the site has excellent transportation links to Wrexham City Centre.

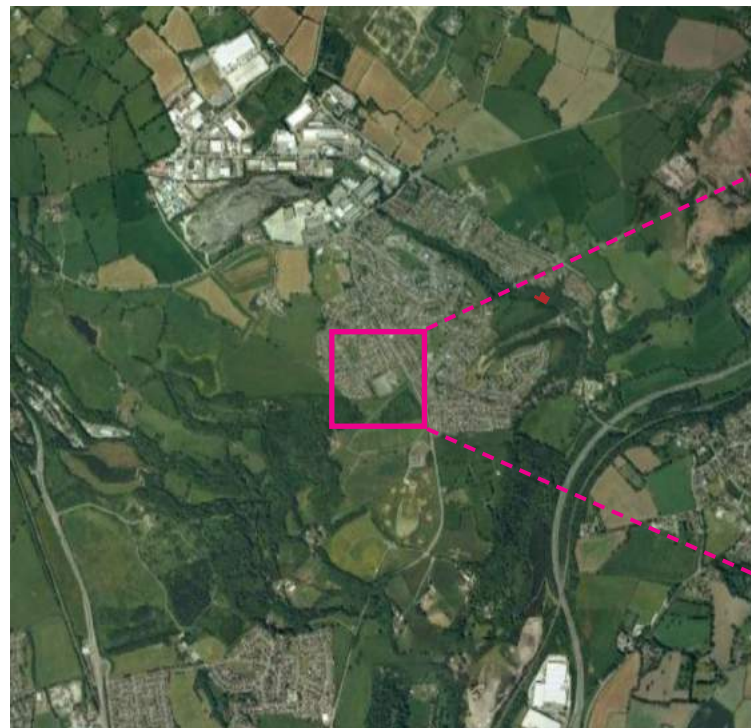


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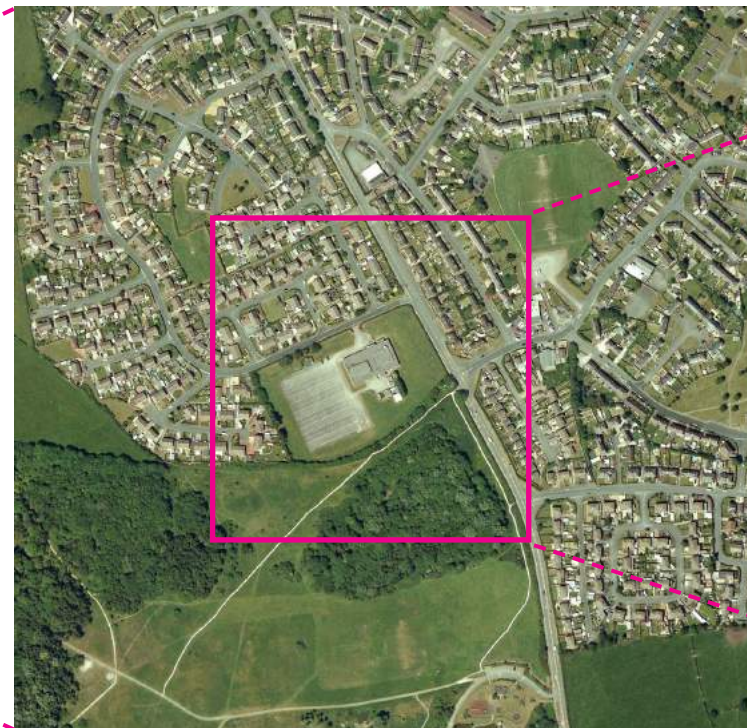
Site Analysis & Context

Site Analysis

Site Location



Macro Context



Meso Context



Micro Context

The site is located in a primarily residential area on the southern edge of Llay, a village of around 5,000 inhabitants, 4 miles north of Wrexham City Centre. The site currently comprises an active Royal British Legion Social Club with ancillary parking and open external space.

The site is bounded by Wats Dyke to the north and Llay New Road to the east which provides access into Wrexham within 15 minutes.

Site Analysis
Primary / Secondary Routes

10 mins

5 mins

Site

Legend



Primary Route



Secondary Route



Bus Stop

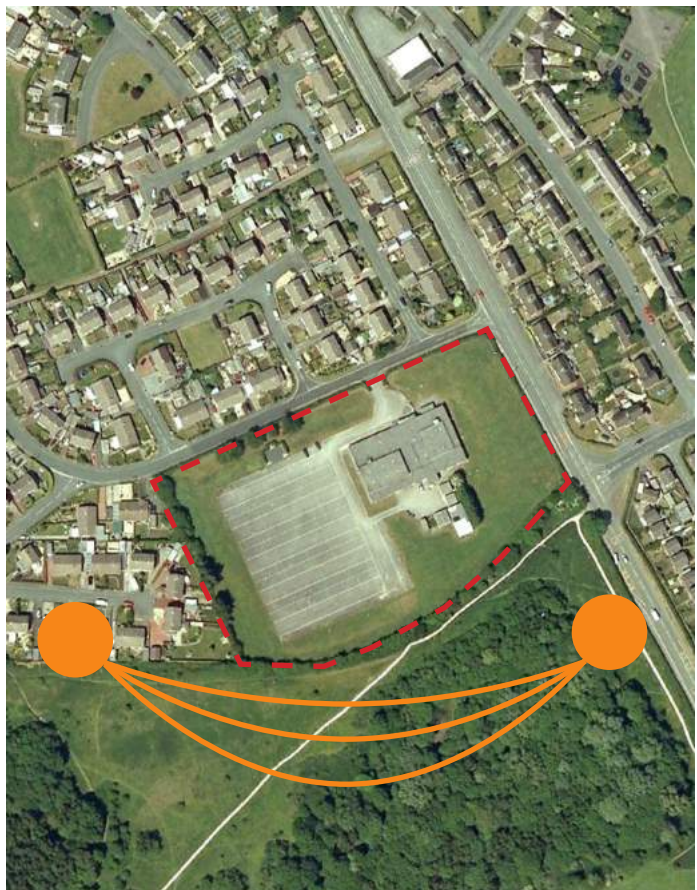


The Site

Located on the edge of the village of Llay, the site sits in a prominently residential area with Fore Golf course to the south, and the primary route of Llay New Road dissecting the village between Wrexham and Llay Industrial Estate.

The site currently has an open and active Royal British Legion Social Club with parking and open landscaping. Also on the site is the Llay War Memorial which the proposal seeks to resite on it's northern boundary.

To the south of the site, is open fields and woodland with public footpath following the southern boundary.



Sun Path

The site is orientated on a north east axis. The site suffers from minimal overshadowing due to the large site area and open aspect of welsh countryside to the south.

The site benefits from open aspects with natural lighting and solar gain being factors, which can begin to feed in to the design process, optimising the proposals sustainable credentials.

Existing housing estates surround the site on the east, north and western boundaries.



Key Routes and topography

Current access to the existing, British Legion Club is via the existing access from on Wats Dyke, with the prominent traffic flow along this route taking vehicles between Llay, Llay Industrial Estate and Wrexham.

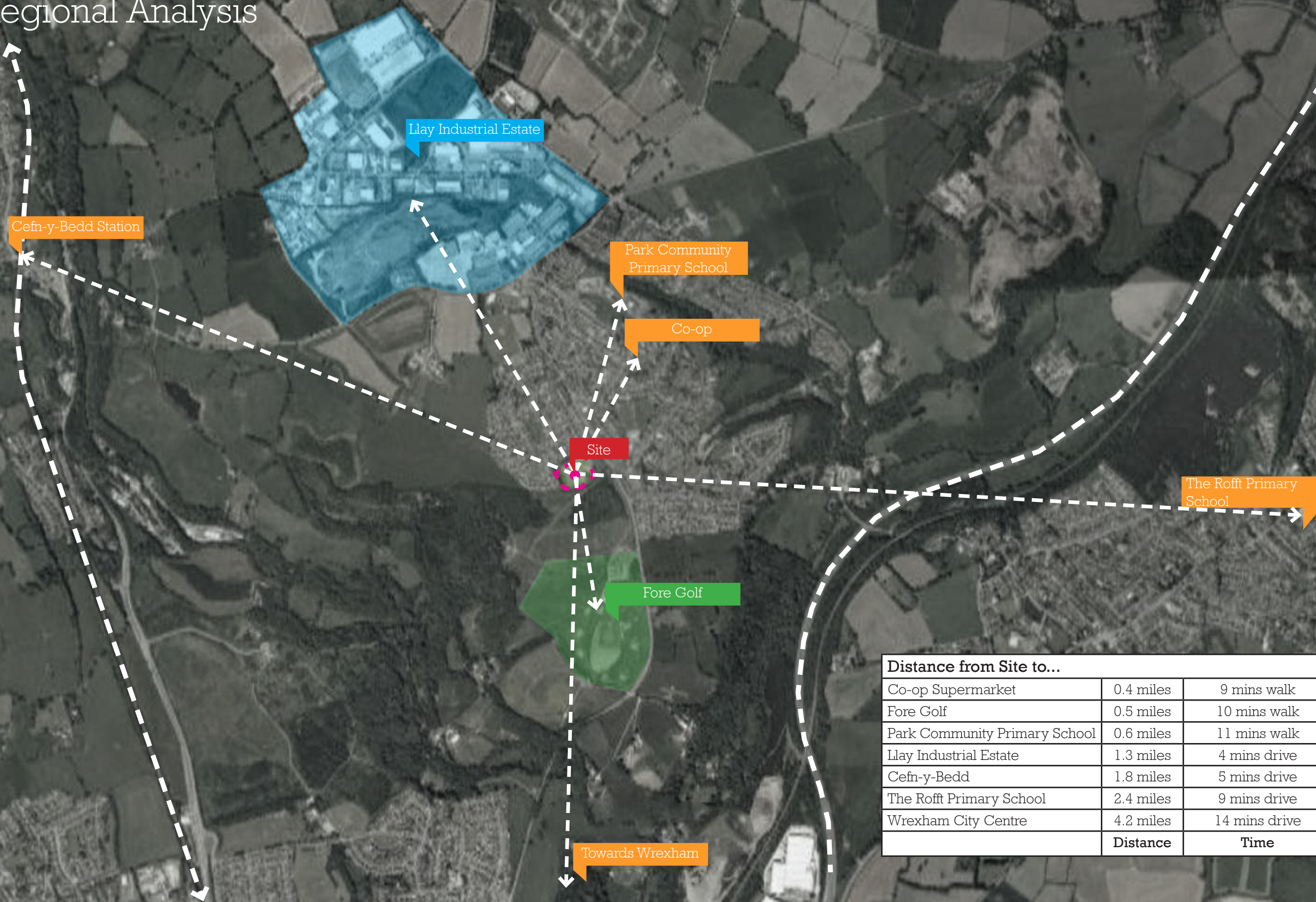
The site gently slopes down Wats Dyke from east to west, and drops down Llay New Road. The proposed development, will work with the existing site levels to create interesting stepped elevation.



Views and Gateways

Due to the sites prominence at the entrance to the village of Llay, and the large nature of the site, the development will act as a gateway to the village, at the junction of Wats Dyke and Llay New Road.

Site Analysis
Regional Analysis



Distance from Site to...		
Co-op Supermarket	0.4 miles	9 mins walk
Fore Golf	0.5 miles	10 mins walk
Park Community Primary School	0.6 miles	11 mins walk
Llay Industrial Estate	1.3 miles	4 mins drive
Cefn-y-Bedd	1.8 miles	5 mins drive
The Rofft Primary School	2.4 miles	9 mins drive
Wrexham City Centre	4.2 miles	14 mins drive
	Distance	Time

Site Analysis

Existing Site Plan



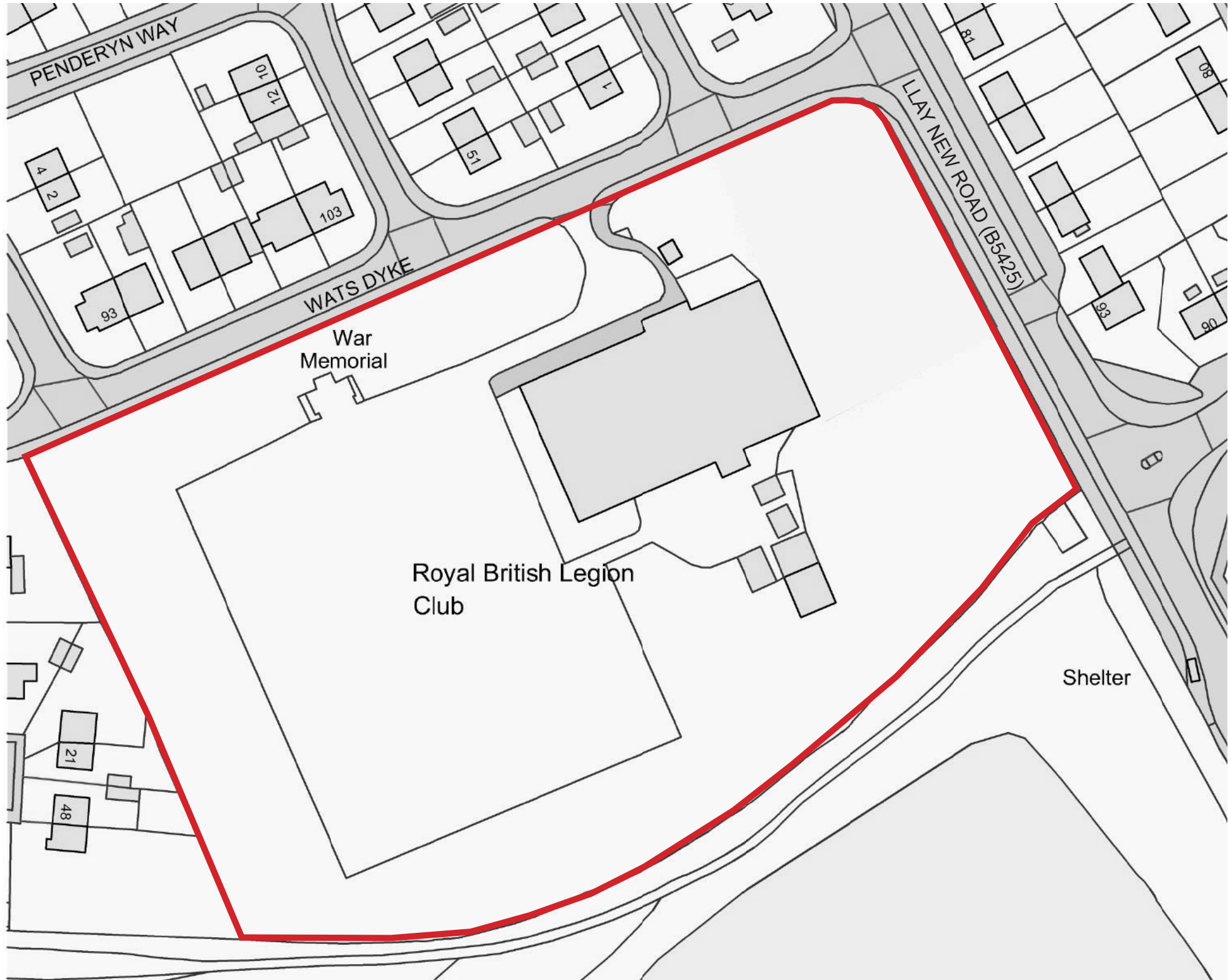
The Existing Site:

The existing site extends approximately 20730m²/5.12 acres alongside the current RBL Social Club built in the 1970's. The site also comprises the clubs ancillary service areas and car park and maintained open grass areas.

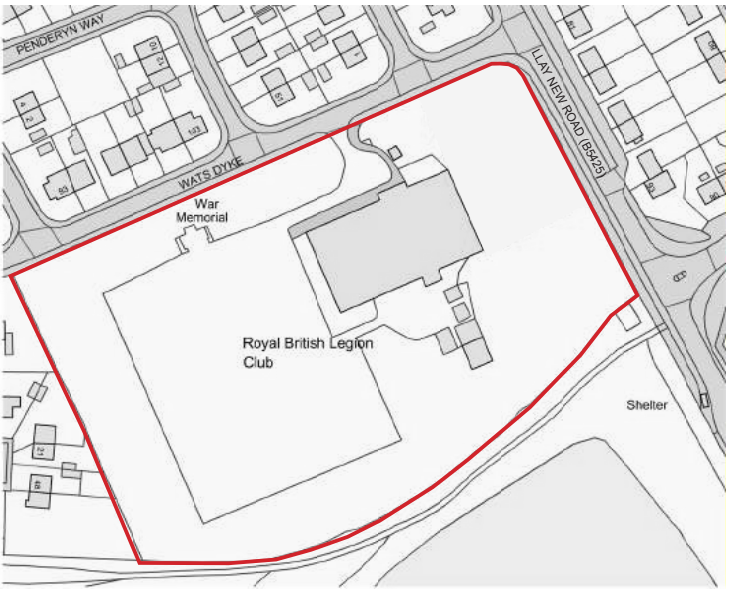
Site Analysis

Existing Site Plan

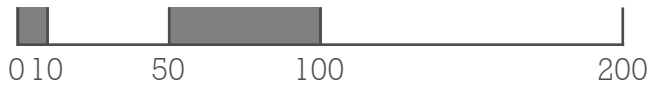
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Existing Site Plan NTS



Location Plan 1:2500



1:2500 Scale Bar (metres)

Existing Red Line Area
20730 m² / 5.12 acres

Site Analysis

Existing Site Character



Typical Residential Housing as found on Pentre Street.



Former Miners Welfare Institute



Site Image: residential housing parallel to the site.



Local commercial car dealership: Aluminium cladding

Site Analysis

Views onto Site



A Corner of Llay New Road and Council Street



B Corner between Wats Dyke and Llay New Road



C Entrance to the RBL existing site



D Wats Dyke towards Llay New Road

3.

Design Development



Housing	Terraced	Semi
3 Bed	12	8
4 Bed	-	46
	12	54
	Total	66

- Notes
- Consolidated externals area for the Legion Clubhouse including a service yard to the rear and 39 parking spaces to the side and Wats Dyke frontage.
 - A 4000sq/ft retail unit fronting Llay New Road with 25 parking spaces.
 - Resited War Memorial set within its own defined area.
 - 132 residential parking spaces (2 per dwelling).

Design Development
Initial Site Layout
Highways Guidance - Vectio



- The proposed residential access on Wats Dyke has been located centrally to the two opposite existing junctions.
- A second highways access point is proposed off Llay New Road to avoid protracted travel distances to a number of the proposed properties in addition to reducing traffic flow on Wats Dyke.
- Two parking spaces per residential property are proposed all with adequate turning space.
- The existing service area to the rear of the Royal British Legion building is retained in reconfigured form to allow full HGV access.
- Wheelie bin stores will be provided to all properties.
- The proposed retail unit has a separate service yard with turning space for service vehicles.
- The bus stop on Wats Dyke will need to be relocated given that the existing footway width is not sufficient for a bus shelter.

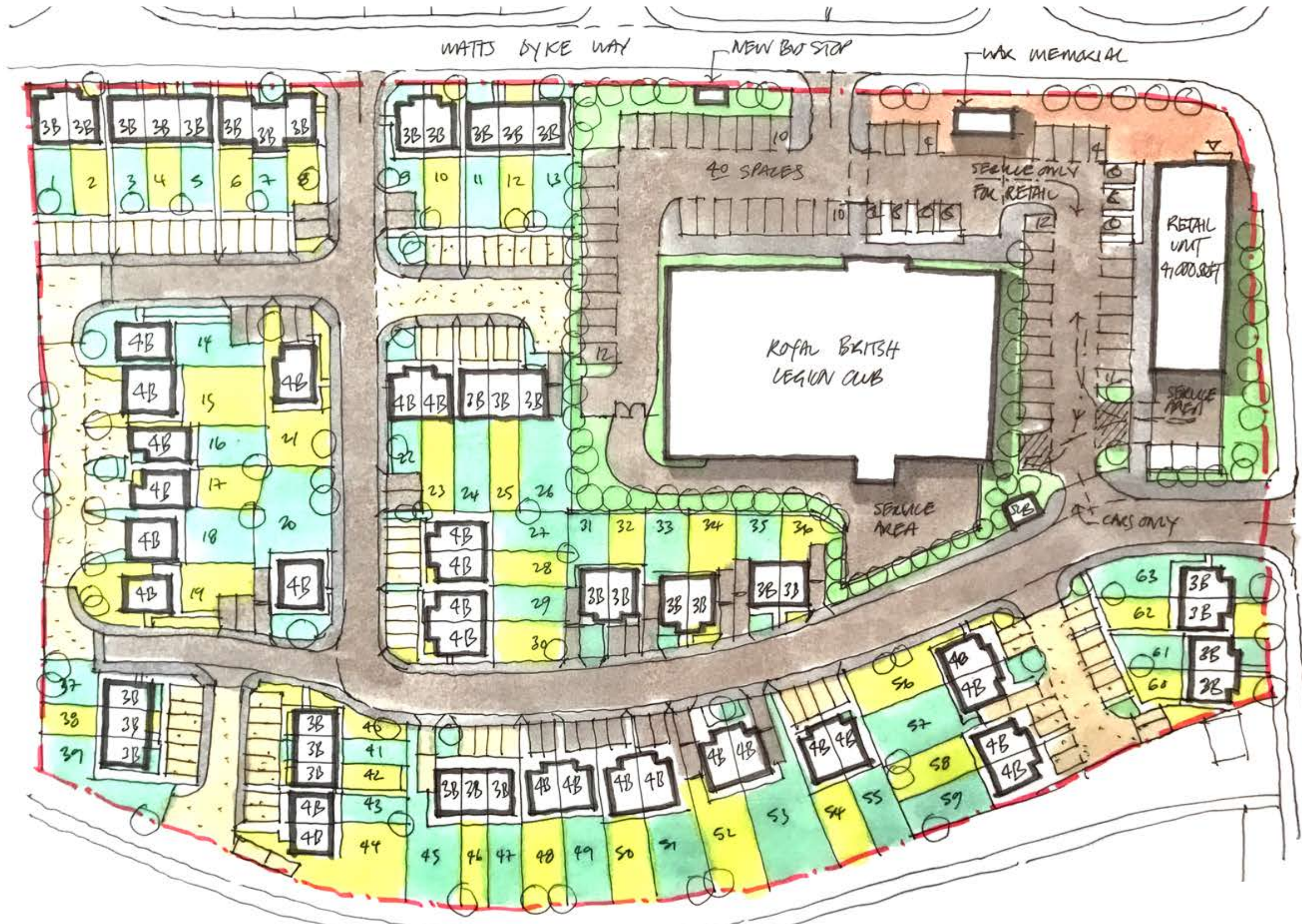


Housing	Terraced	Semi	Detached
3 Bed	21	14	-
4 Bed	-	20	8
	21	34	8
		Total	63

- Notes:
- Access on Wats Dyke located centrally to the two opposite junctions.
 - Revised residential parking layout.
 - Reconfigured and increased space in the RBL Club & Retail units service yard for an LGV to turn easily.
 - 2m footways provided either side of the road carriageways to private drives.
 - War memorial and bus stop resited.

Design Development
Developed Site Layout

Plan produced following the meeting between Knight Frank and the Royal British Legion 12.12.2016



Housing	Terraced	Semi	Detached
3 Bed	21	14	-
4 Bed	-	20	8
	21	34	8
		Total	63

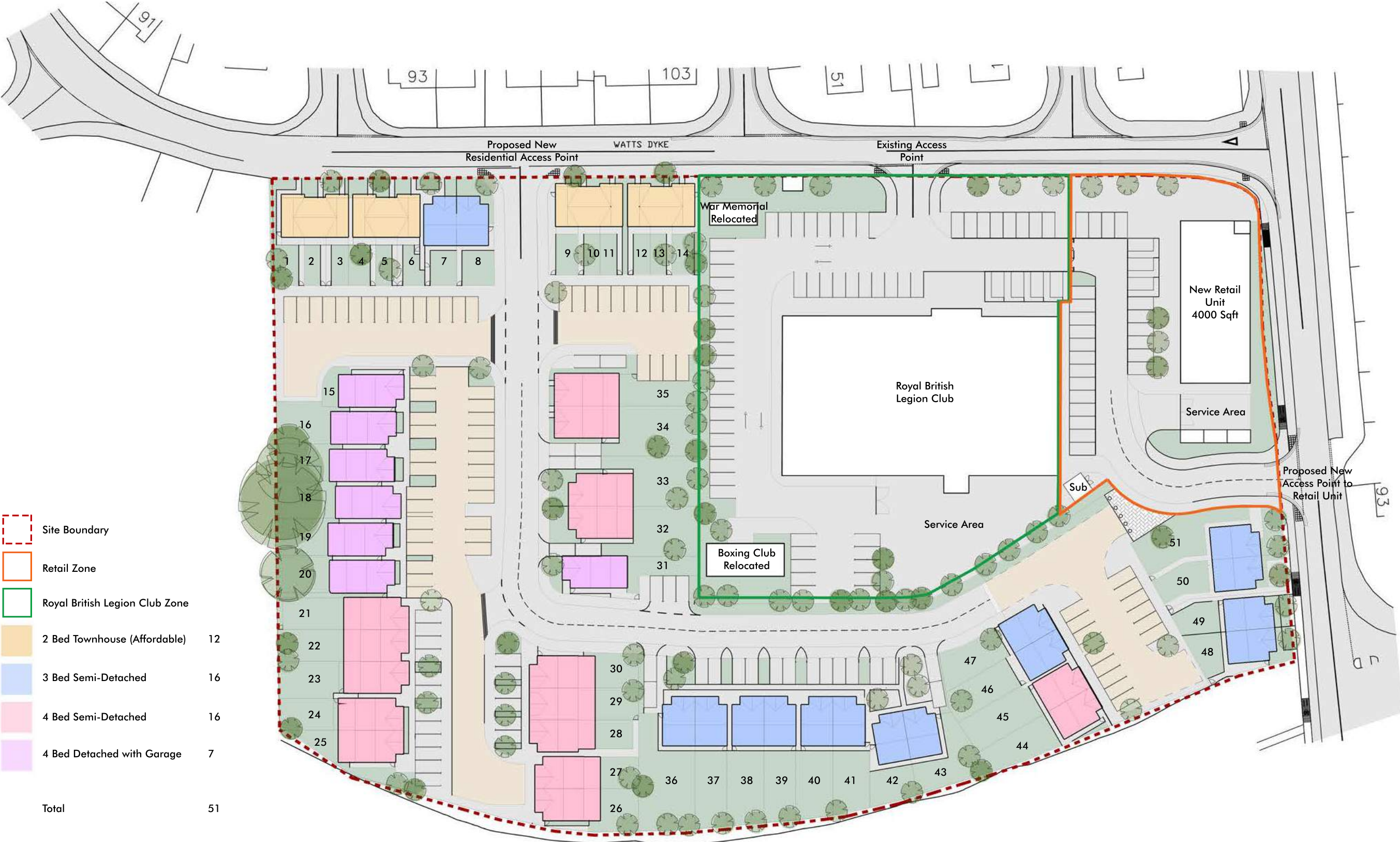


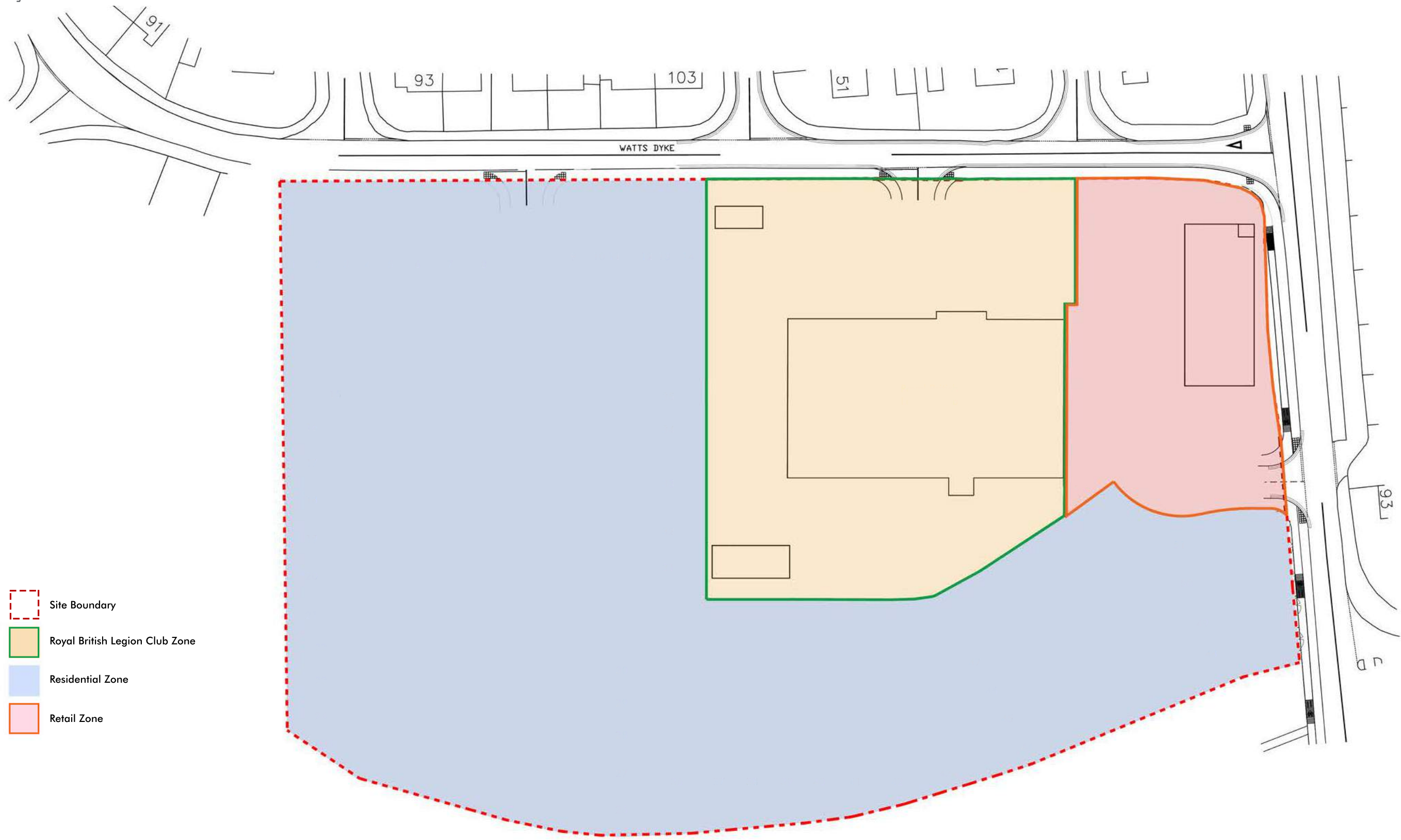
Design Proposal

Design Proposal

Proposed Site Layout

May 2018





- Site Boundary
- Royal British Legion Club Zone
- Residential Zone
- Retail Zone

Design Proposal

Proposed Parameters

Length, Width & Height May 18



Notes:

- Highest existing level based on site survey is 82.2m AOD

Length of dwellings

	2 Bed Townhouse (affordable)	9.2m
	3 Bed Semi-detached	8.9m
	4 Bed Semi-detached	11.9m
	4 Bed Detached with garage	11.9m

Minimum Length : 8.9m
Maximum Length : 11.9m

Width of dwellings

	2 Bed Townhouse (affordable)	4.2m
	3 Bed Semi-detached	5.9m
	4 Bed Semi-detached	5.9m
	4 Bed Detached with garage	5.9m

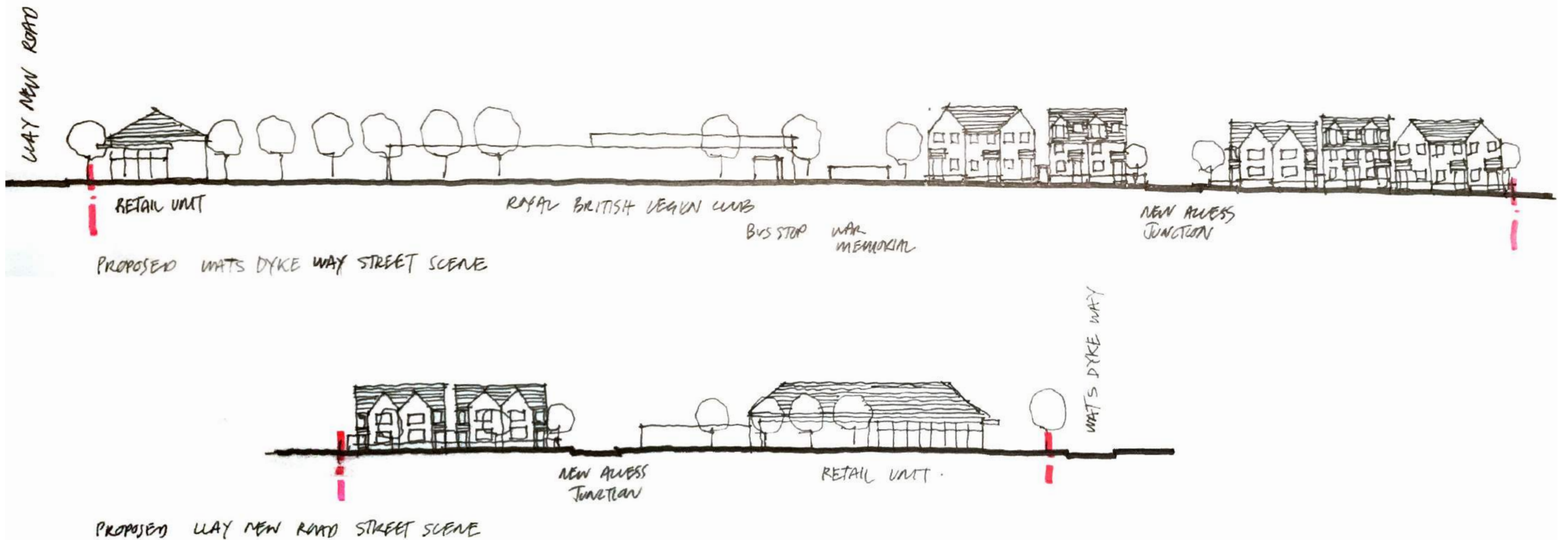
Minimum Width : 4.2m
Maximum Width : 5.9m

Height of dwellings

Minimum height : 9m (91.2m)
Maximum height : 11m (93.2m)

Proposed Street Scenes

May 18



* INDICATIVE USE ONLY
* SUBJECT TO SURVEY.





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