

Regent Street Development

Wrexham Glyndwr University

Listed Building Refurbishment Plus New Build
Workshops and Student Accommodation

Design and Access Statement

June 2018

531-17-2-DA



Regent Street Development

Glyndwr University, Wrexham

CAMPUS 2025

Regent Street @ Glyndwr University, Wrexham

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Introduction to Campus 2025

Campus 2025 represents a major redevelopment of the Plas Coch Campus which is in need of extensive backlog maintenance in addition to investment into new facilities. This major redevelopment consists of a number of individual projects connected by extensive infrastructure and public realm works focused on enhancing the student experience within the Campus and as importantly, assisting in the delivery of state of the art academic tuition and study.

The planned works within the Academic Campus allow the currently disjointed parking provision on site to be consolidated towards the east of the Campus releasing land to the north west for redevelopment as Private Rented Sector Keyworker residential accommodation. All capital receipts from land sales will be invested back into Academic Campus improvement works. The existing student accommodation within the Northern Quarter area will be demolished as the University take ownership of the existing Wrexham Student Village accommodation to the north of the Racecourse Stadium. A further 200 new build student bedrooms are also proposed adjacent to the 323 already constructed bedrooms.



Within the Academic Campus, several new build structures and refurbishments are proposed as follows:

- **New Learning Gateway Building: A striking, contemporary new build flexible space as a gateway into the redeveloped Campus;**
- **New Inner Gateway Building: A further central internal connection point within the Campus;**
- **New Engineering Building: A contemporary new build state of the art Engineering Building at the heart of the Campus;**
- **Sports Hall Extension: A two storey extension containing academic space and elevated spectator seating;**
- **Refurbishment of social learning and academic tuition space within the existing Listed and non Listed Buildings on Campus: Although not detailed within the application package, a series of internal refurbishment and reconfiguration works will move forward over the coming years and will be subject to individual applications as and when required;**
- **Extensive parking, infrastructure and public realm works: Consolidation of parking to create a pedestrian and cycle friendly , attractive green Campus;**
- **Demolition of several redundant buildings: Following redevelopment, a number of buildings will be surplus to requirement and will be demolished to make way for improved public realm works.**

The Plas Coch Campus has been subdivided into three main areas of planning application submission - the Academic Campus redevelopment, the additional circa 200 new build student bedrooms adjacent to the existing Wrexham Student Village and circa 400 new build PRS keyworker apartments to the Northern Quarter of the Campus. This subdivision is required for funding purposes but all three applications have been developed in parallel with a consolidated Green Travel Plan and integrated design Masterplanning.

The Regent Street Arts Campus forms an integral and important part of the wider Campus 2025 solution. This element of the project ensures the protection and continuation of the existing Listed Building in this location through the delivery of new workshop space and additional new build student accommodation bedrooms to the rear of the site.

Although the University has acknowledged that there is sufficient space available within their Plas Coch Campus to accommodate all of the activities currently operating at the Regent Street location, a decision was made to retain this important and historic opportunity. By retaining this location, the University are acknowledging the importance of having a City Centre University presence and in doing so assist the Local Authority in their efforts to strengthen the Centre and encourage the creation of a Cultural Quarter.





The redevelopment of Regent Street involves the extensive refurbishment of the existing Listed Building including remodelled academic tuition and studio space in addition to a publicly accessible zone adjacent to the main entrance. This publicly accessible zone will include a cafe, gallery and shop and will have secure access for students leading through to academic and studio space.

Three elements of the Listed Building are to be demolished - a single storey outbuilding element at the rear of the detached house, one of the existing free standing detached single storey craft workshops and the southern return leg of the Listed Building.

The demolition of these three elements permits the construction of a replacement craft workshop area with 107 student bedrooms above. In addition to the student bedrooms are ancillary support spaces such as plant rooms, cycle and bins stores, laundry and management offices etc. A limited number of parking spaces are provided on site with the overall parking strategy being explained in full in the supporting Green Travel Plan.

02

SiteAnalysis



Plas Coch Campus

Wrexham FC
Racecourse
Ground

Mold Road

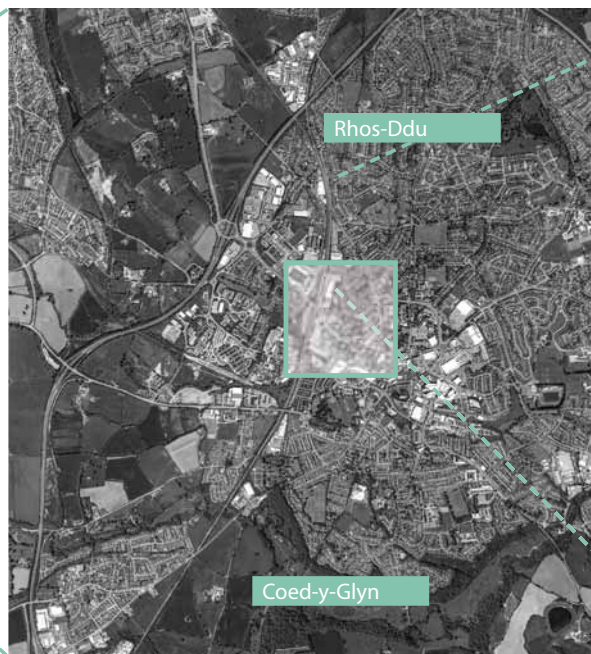
Wrexham General
Train Station

Regent Street

Proposed
Site



Macro Context



Meso Context



Micro Context

Site Area





A St Giles Church and Historic centre (inc. Hope street)

B Wrexham Station

C Bersham Ironworks

D Erddig Hall

E Acton Park

 Site Location



Key Routes

- Bus Stop
- Pedestrian Route
- Vehicular Route
- Cycle Path



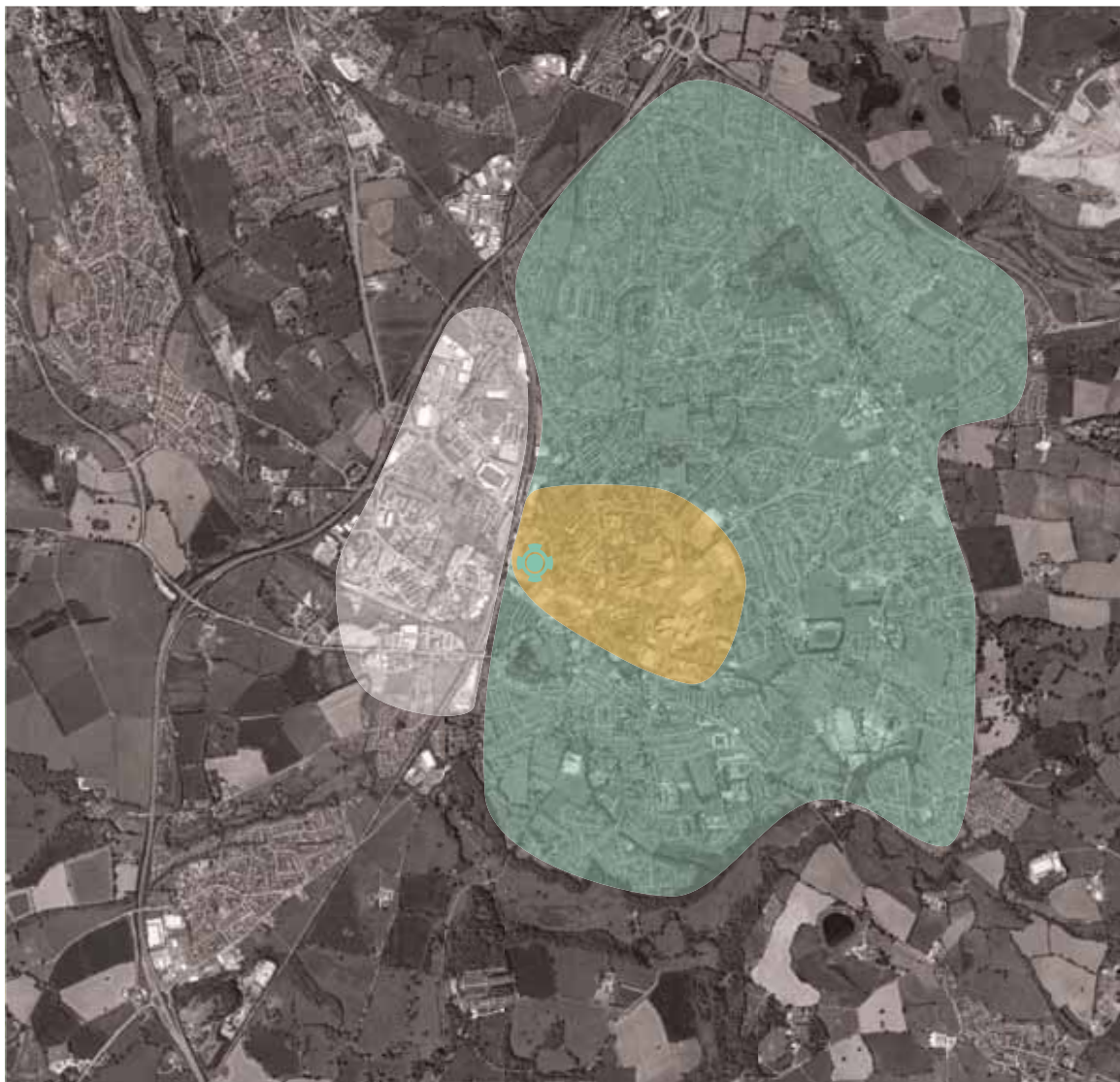
Solar Influence

- ☾ Sunset
- ☀ Sunrise
- ☞ Sun Path



Key Views

- ▲ Key View



-  Town Centre / Commercial Area
-  Township / Primarily Residential Area
-  Educational / Commercial / Healthcare
-  Site Location



- Primarily Commercial
- Primarily Residential
- Other
- Site Boundary
- A St Giles Church and Rectory
- B Fire Station (former)
- C Wrexham Museum
- D Post Office Distribution Centre



1838

Due to high demand for medical care, money was raised to build a proper infirmary

1862
A hospital theatre added



1927

Following the opening of a new hospital in 1926, the buildings were used by Denbighshire Technical College.

1953
The building was converted into an art school and has remained as such since.

1990
Building Listed as Grade II

1800

Dr Thomas Griffith opened Wrexham's first dispensary in 1833

The infirmary would only treat those who could not afford to pay. Patrons who regularly gave money could nominate poor people for medical treatment.

1887
New ward wing constructed



Early 20th Century
Extensions to the Regent and Bradley Road elevations constructed. Possibly built in association with its change of use.





Educational Conversion



Commercial



Residential - Apartments



Church



Museum



Commercial and Religious

02 Site Analysis

Existing Materiality





View From Regent Street

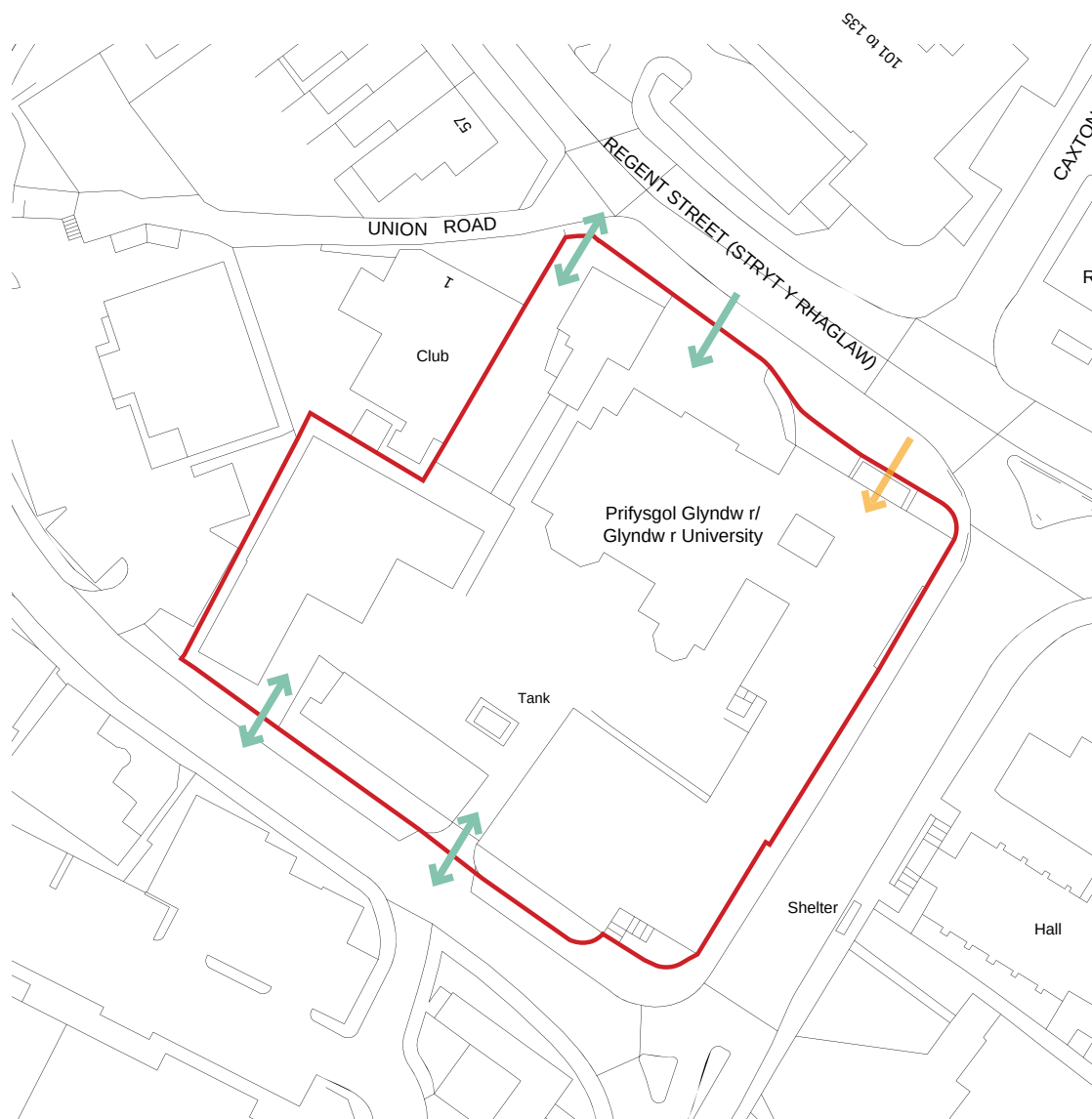


View From Regent Street

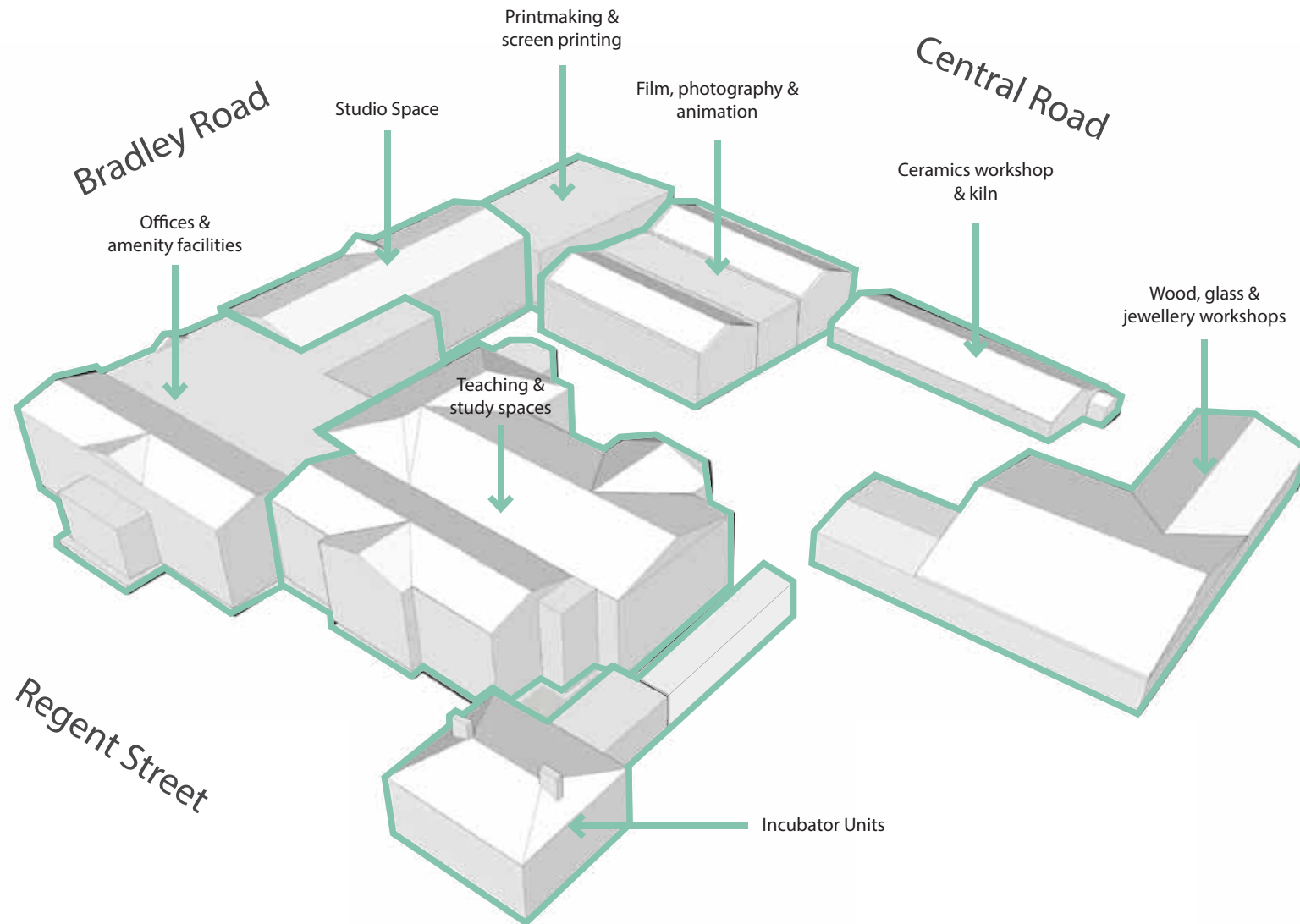


View From Bradley Street





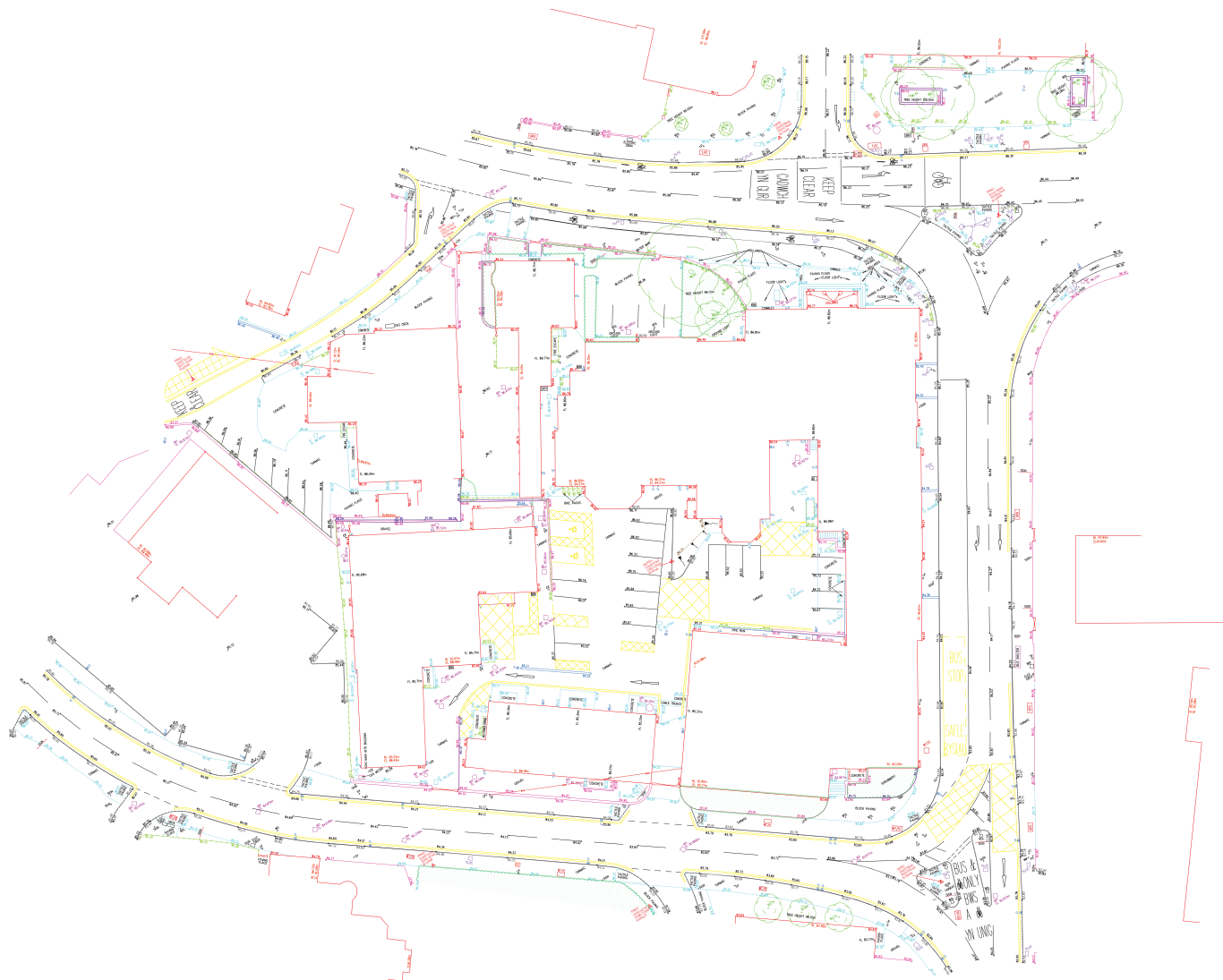
- Pedestrian Access
- Vehicular Access



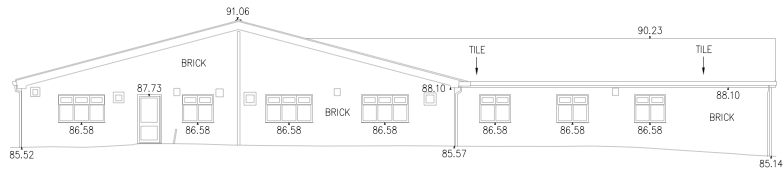
The proposed demolition is to existing workshop buildings to the rear of the site. The existing ceramics workshop is to be retained and generally will be incorporated into the proposed redevelopment.

 Demolition



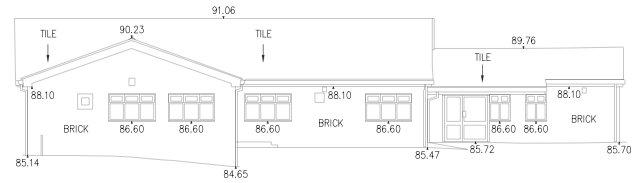






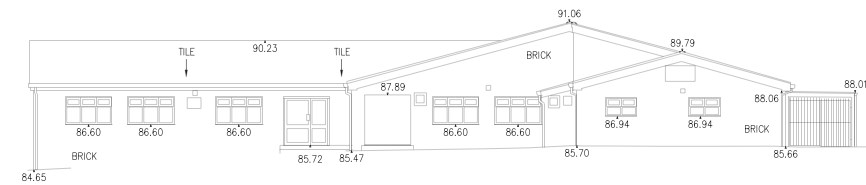
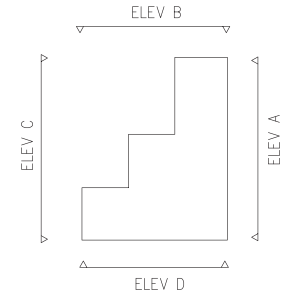
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ELEV A

DATUM 82.00
ELEV A



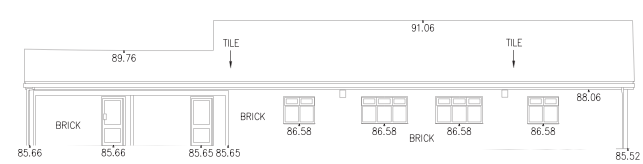
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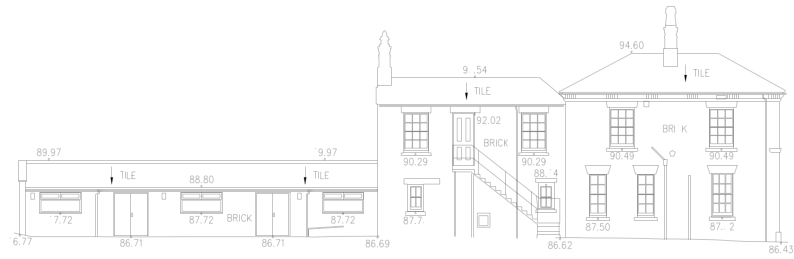
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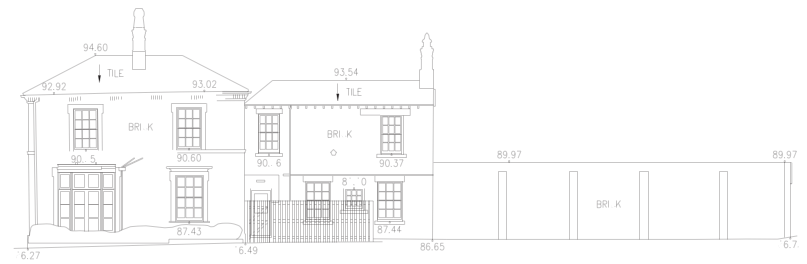
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ELEV D



DATUM 84.00
ELEV A

DATUM 84.00
ELEV A

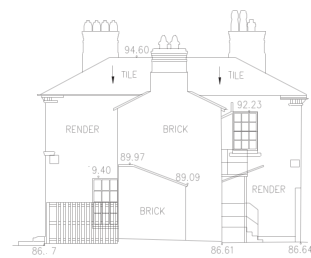


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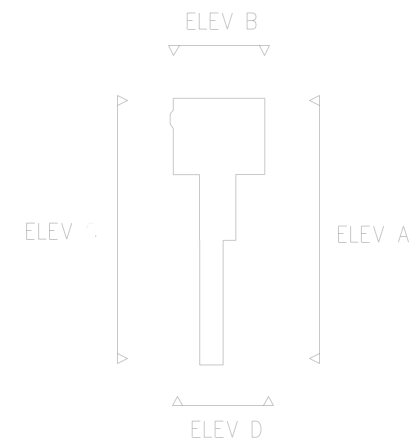
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ELEV B

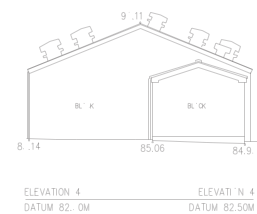
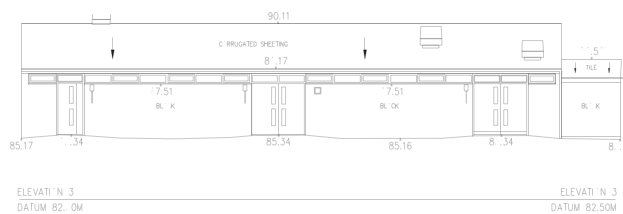
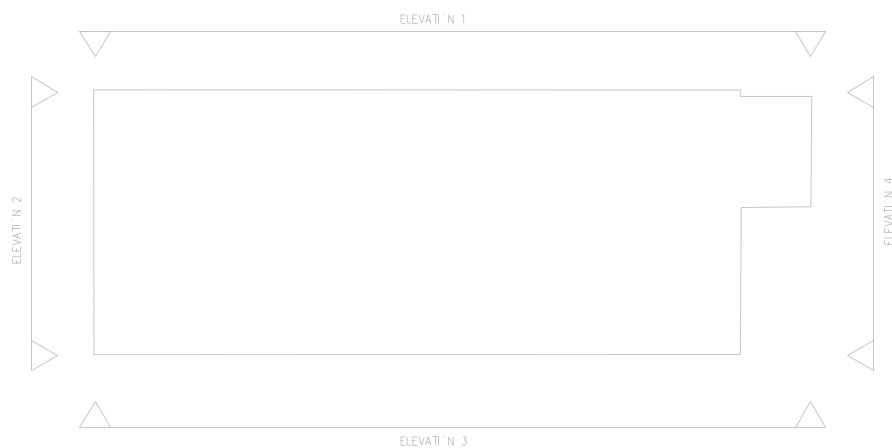
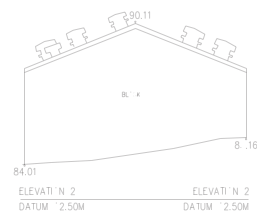
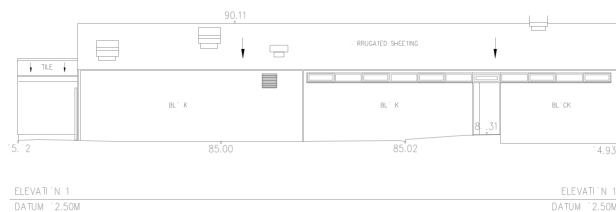


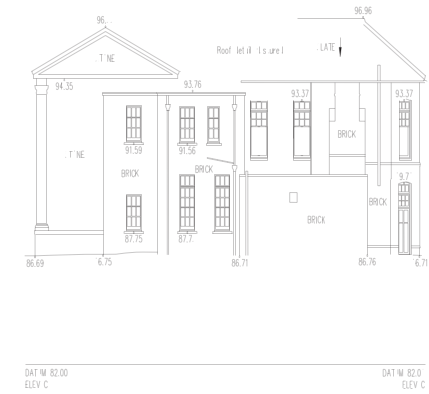
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ELEV D



02 Site Analysis

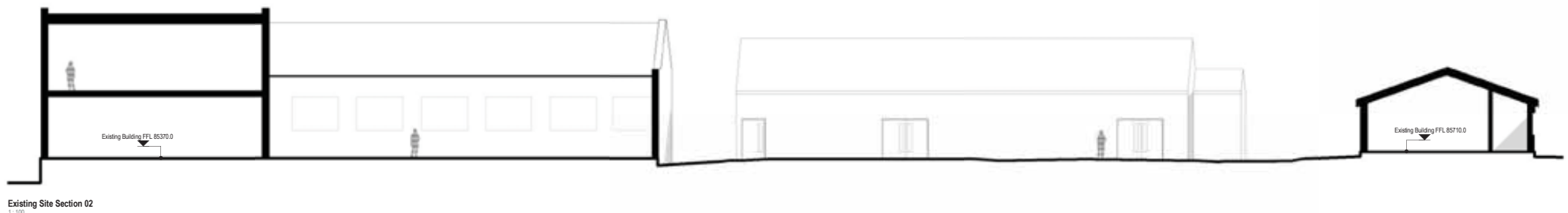
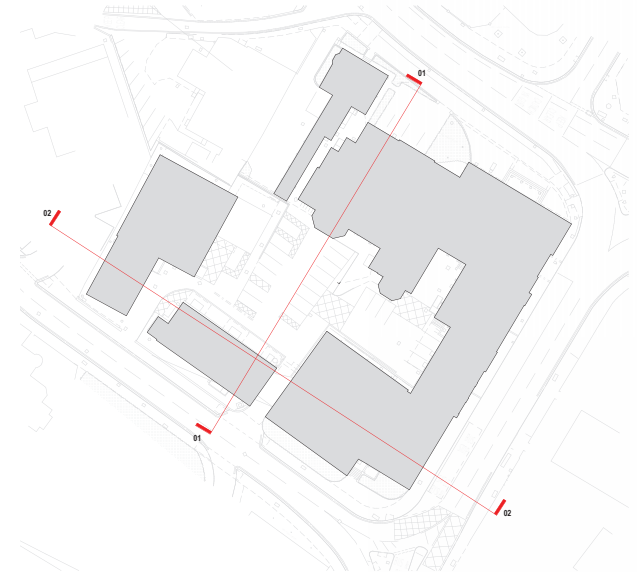
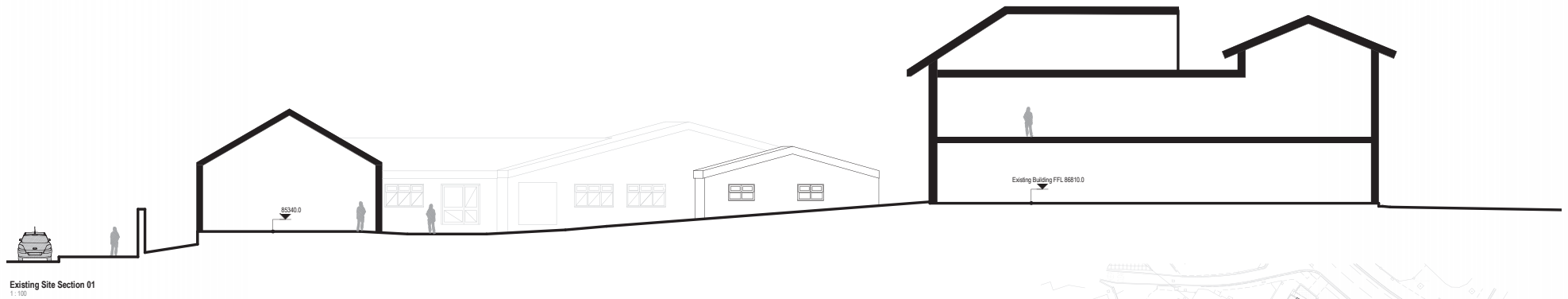
Existing Elevations





02 Site Analysis

Existing Sections



02 Site Analysis

Existing Street Elevations



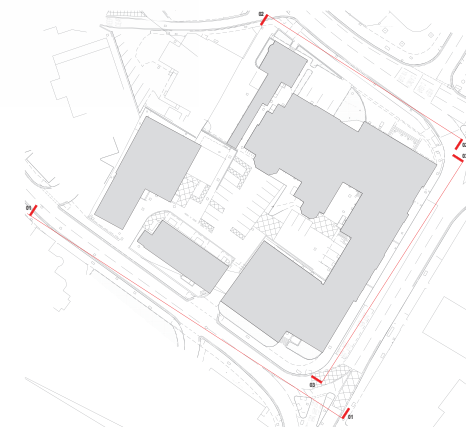
Existing Elevation 01 (Front - Central Road)



Existing Elevation 02 (Rear - Regent Street)



Existing Elevation 03 (Side - Bradley Road)





In developing this detailed planning application for the redevelopment of the Regent Street Arts Campus, the Design Team has engaged with all elements of the University to fully understand all of its functional and operational constraints. Multiple User Groups have been established across all areas of operation to ensure that the submitted solution takes account of several defining constraints which can be summarised as follows:

- the sensitivities and setting of the existing Listed Building;
- a site with limited highways access opportunity and a need for low parking usages;
- retention of an existing craft workshop to the rear of the site and removal of another that is no longer fit for purpose;
- dramatic change in levels across the site;
- storey height restrictions on new development due to the context of adjacent Listed Buildings and viewpoints.

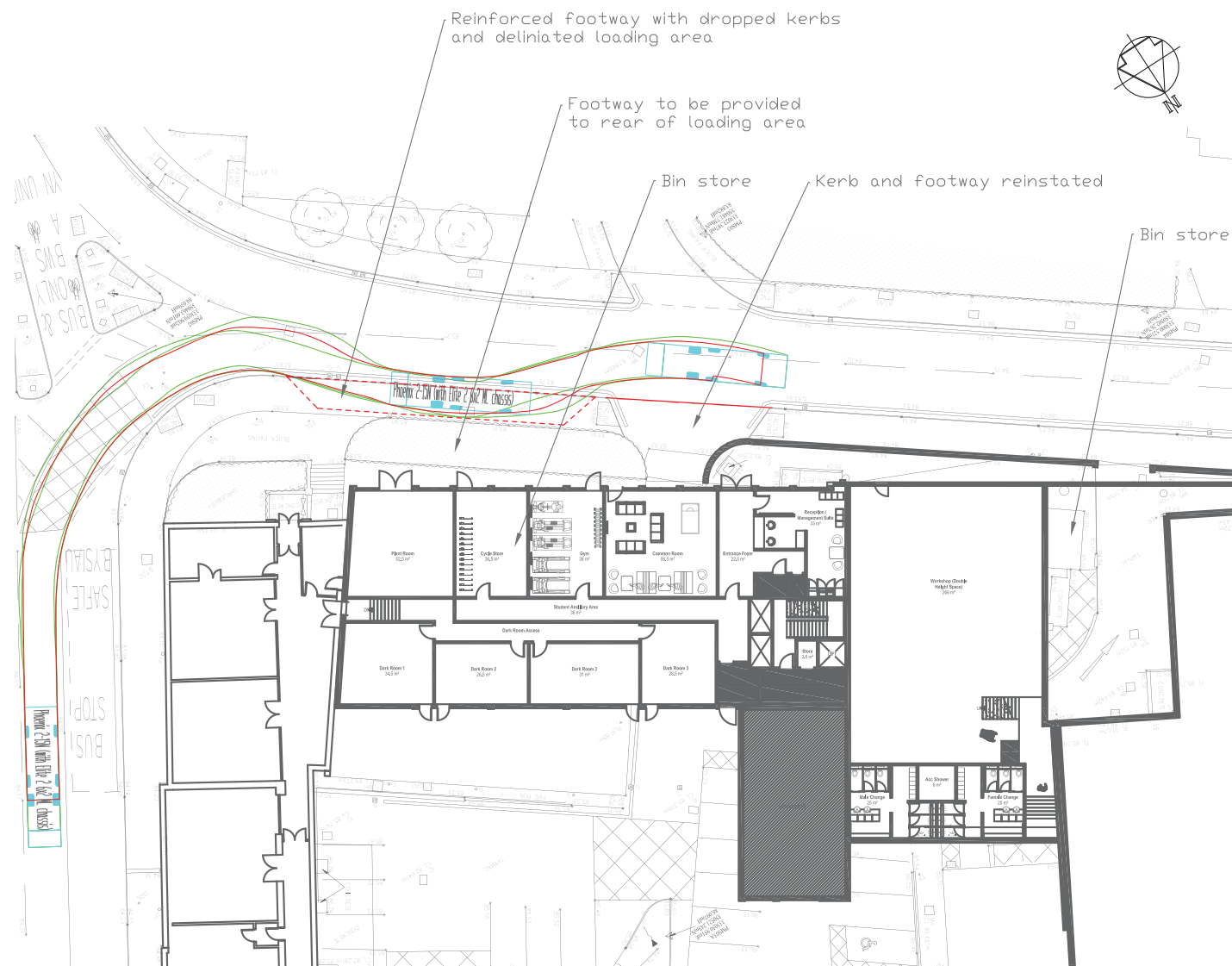
The above constraints have been carefully accounted for in the generation of the application submission with a sympathetic new build workshop and student accommodation block junctioning with the Listed Building.

The proposed development at the Regent Street Campus includes the renovation of existing teaching and academic space – which it is considered will have a negligible traffic impact on the local highway network – and the construction of new student accommodation. The main consideration with the latter was to develop a suitable strategy for servicing, i.e. refuse collection, and the short-term impact associated with drop-offs and pick-ups at the start and end of term periods.

The Regent Street Campus is located within a short walking distance of the town centre and the main Plas Coch Campus; therefore, it is considered suitable to not provide any on-site parking for students, with the exceptions of those with disabilities. It is expected that students living at the proposed development will be actively discouraged from using a car and therefore any impact, especially during peak periods, will be negligible. This approach has been presented to WCBC Highways officers during pre-application discussions without any significant issues being raised.

During drop-off periods, students will be allocated a check-in time to disperse arrivals across a suitable period and limit the impact on the surrounding highway network. Students and their families can also choose to make use of numerous surrounding privately-operated car parks and associated retail facilities on a short-stay basis.

In regard to refuse collection, in response to feedback received during pre-application discussion, it is proposed to provide an off-carriageway layby on Central Road to allow vehicles to pull off the main carriageway and safely access bin stores which will be located at ground floor level within the proposed building, thereby minimising the distance that bins need to be moved.



03

Concept and Design Development





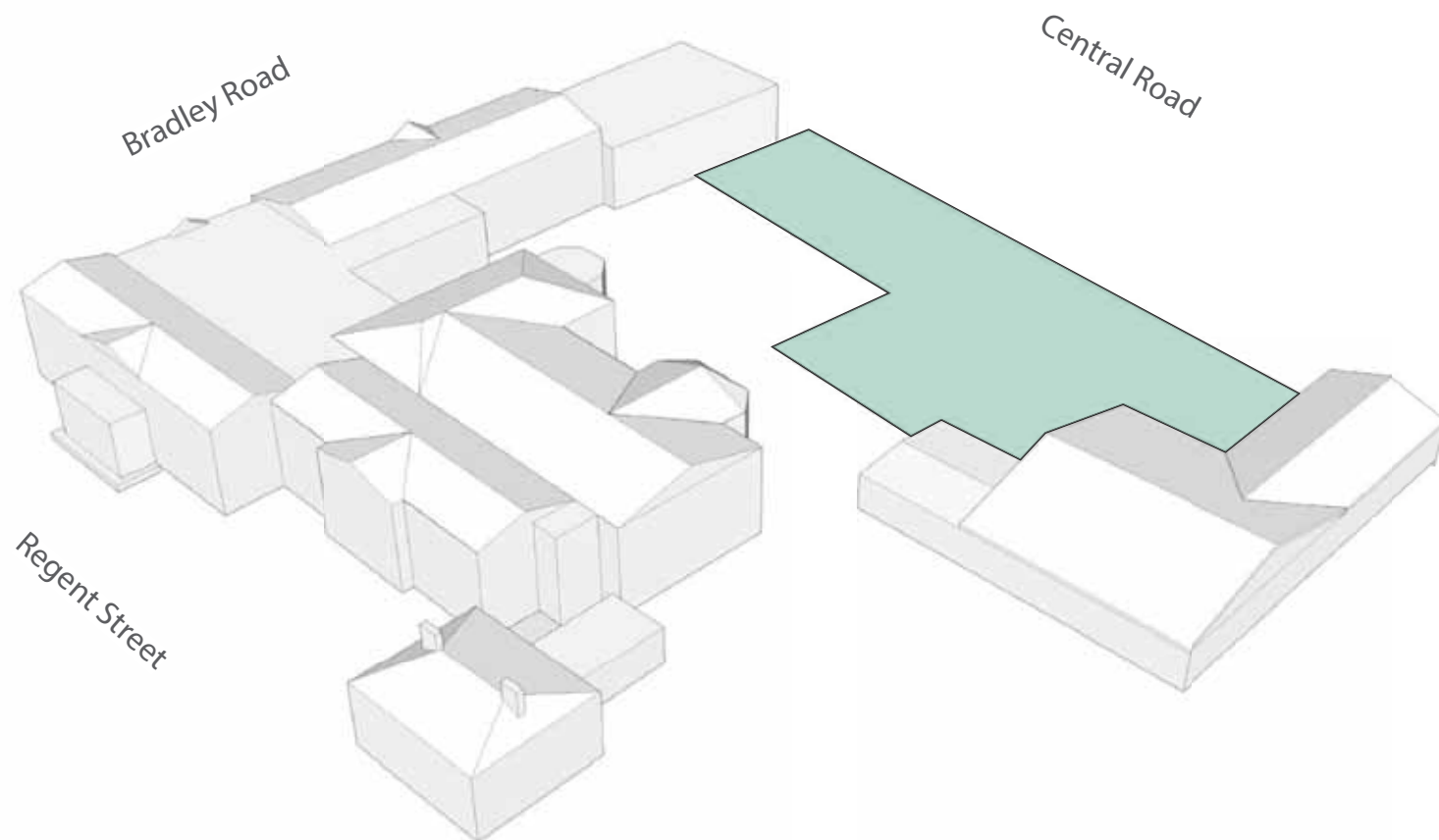
- Cafe/Servery (Public)
- Infill Courtyard
- Controlled Access To Art School
- Workshop Area

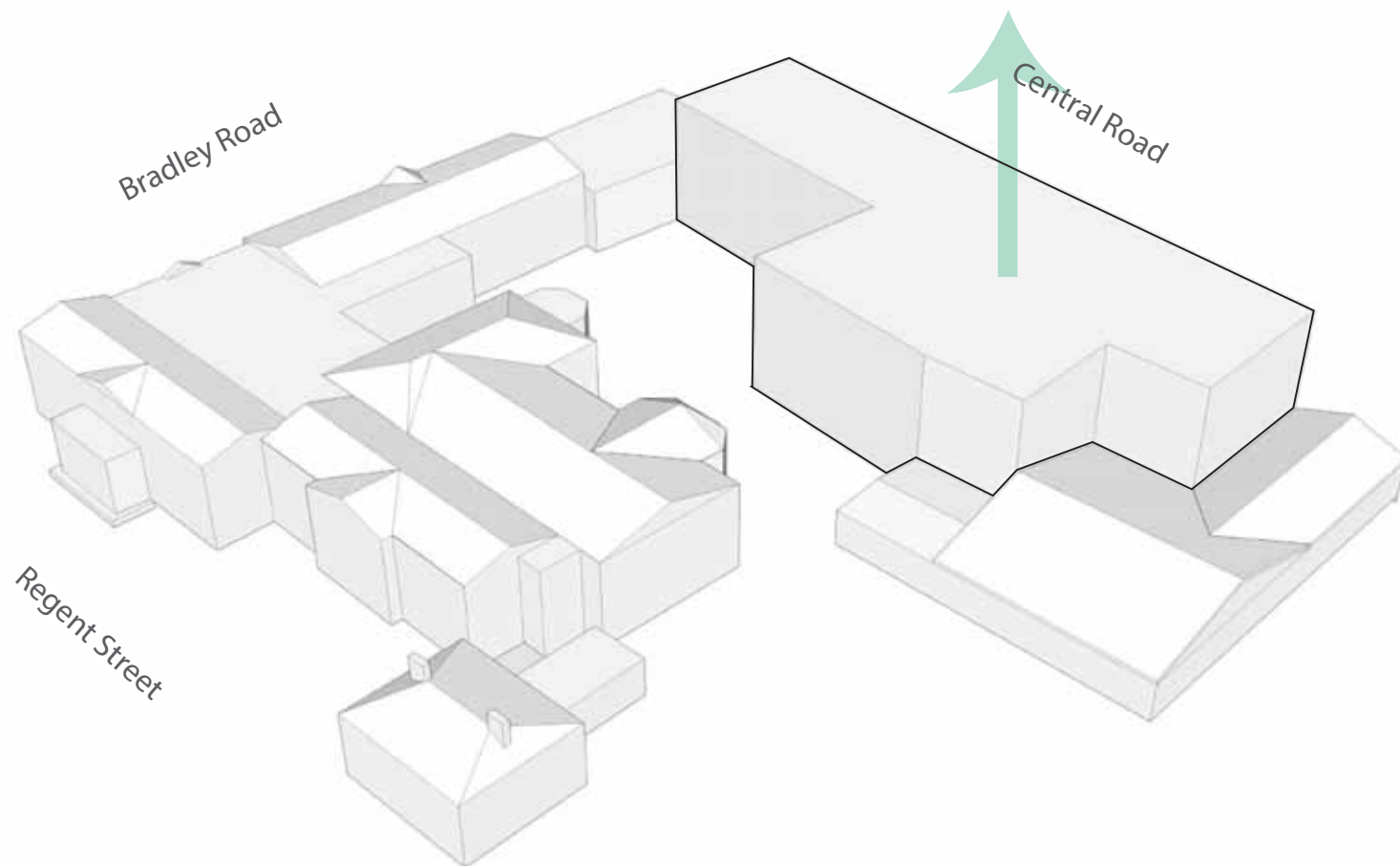
In developing the proposed site layout for Regent Street, dialogue with the Planning Authority and Conservation Officers was firstly focused on which elements of the existing structures on site were acceptable to be demolished. Demolition of these three elements was key to allow redevelopment of the back of the site to facilitate the construction of new build student accommodation which will fund the Listed Building refurbishment.

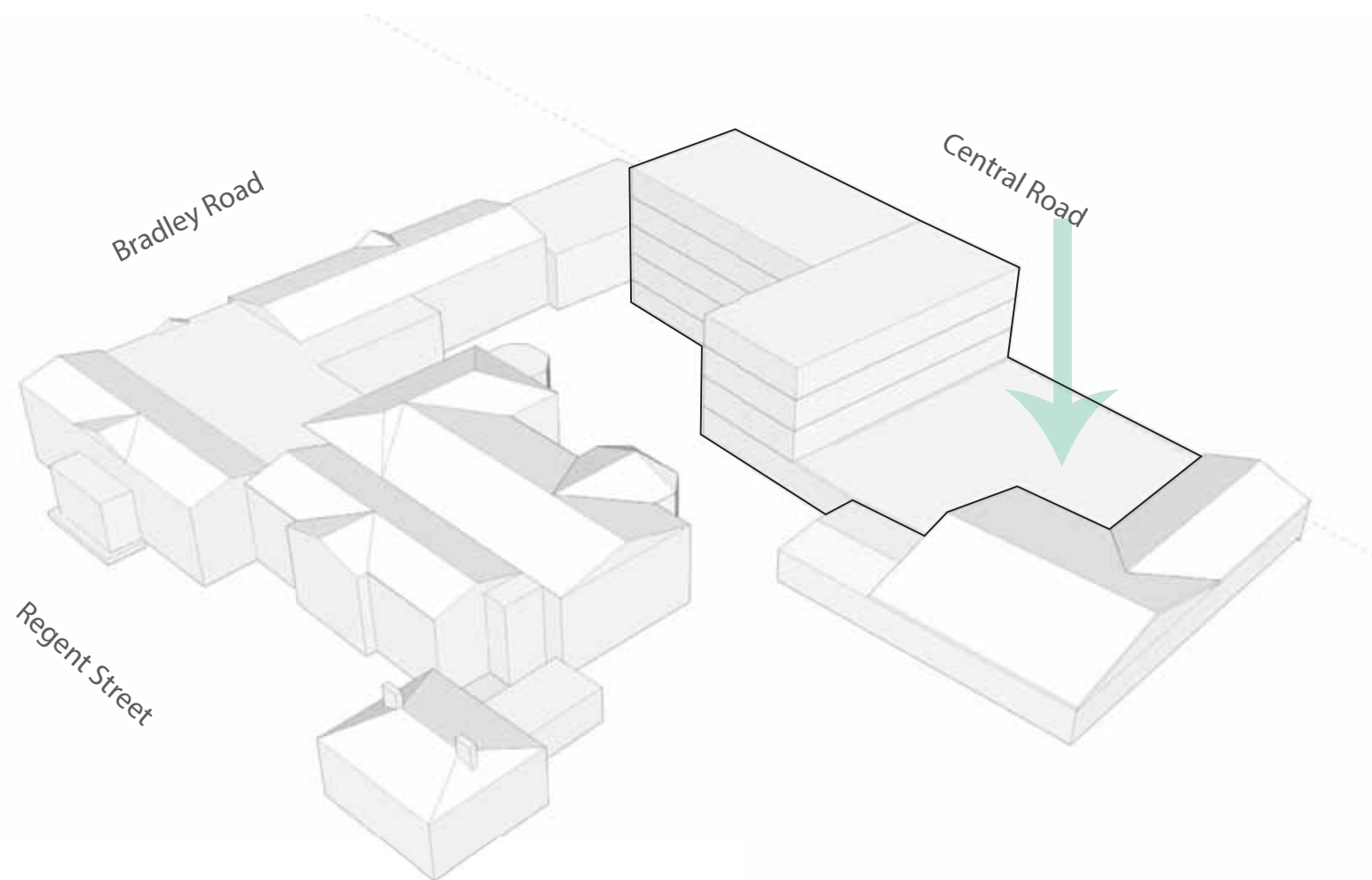
The largest single storey pitched roof workshop to the rear of the site is retained and enhanced through a two storey craft workshop extension integrating new build student accommodation above. The proposed building line of the student accommodation completes a formal quadrant courtyard to the Listed Building whilst also respecting the close proximity of the adjacent Listed Building on the opposite side of Central Road. Storey heights of the new build element also respond to existing levels and views across the site to ensure that the proposed structures do not visually overshadow both on site and off site Listed Buildings.

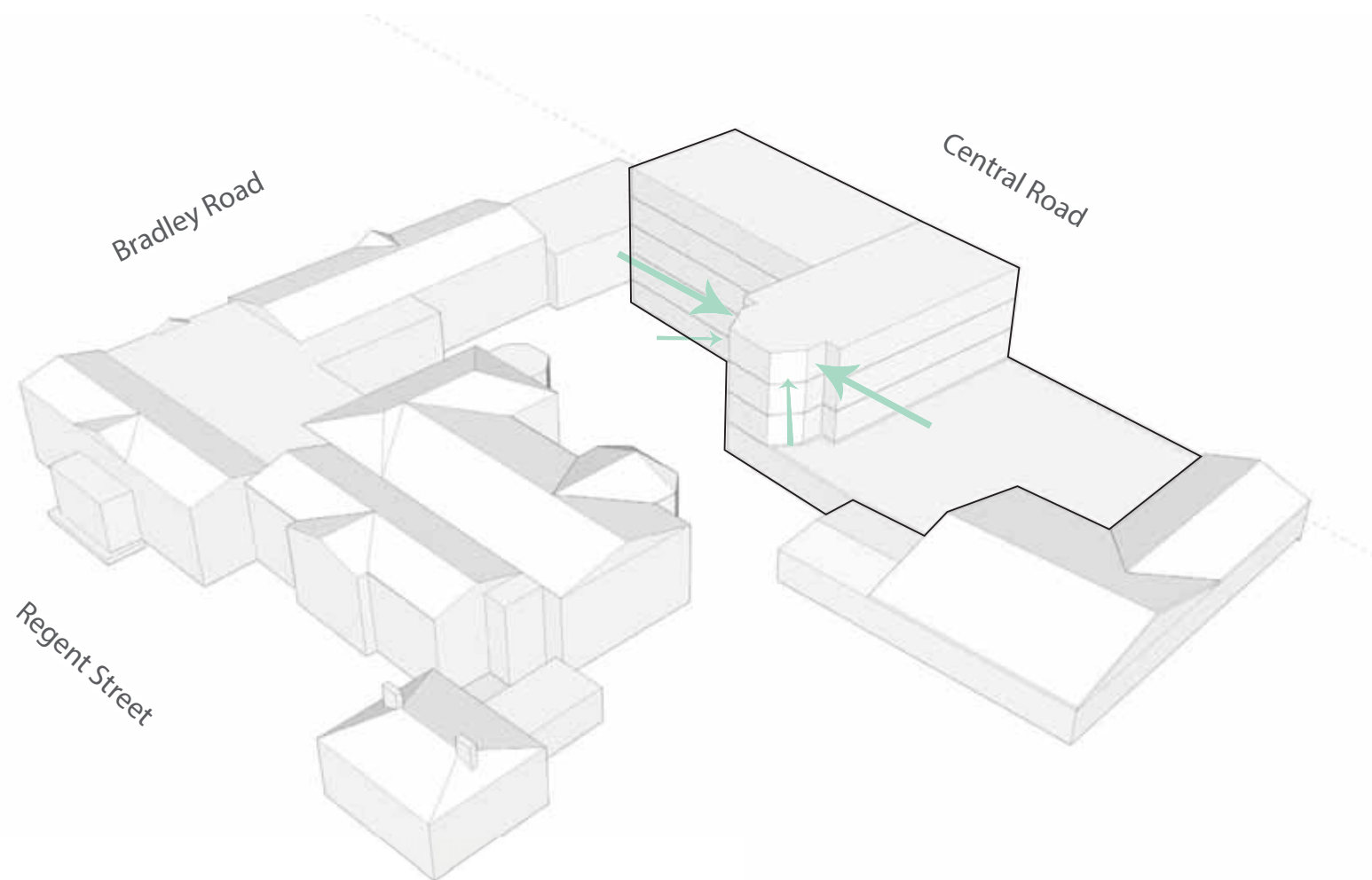
The central courtyard that is created will be a dynamic and active space utilised for student and staff circulation to the new workshop facilities and student accommodation plus being an opportunity for Arts based functions and displays of work etc.

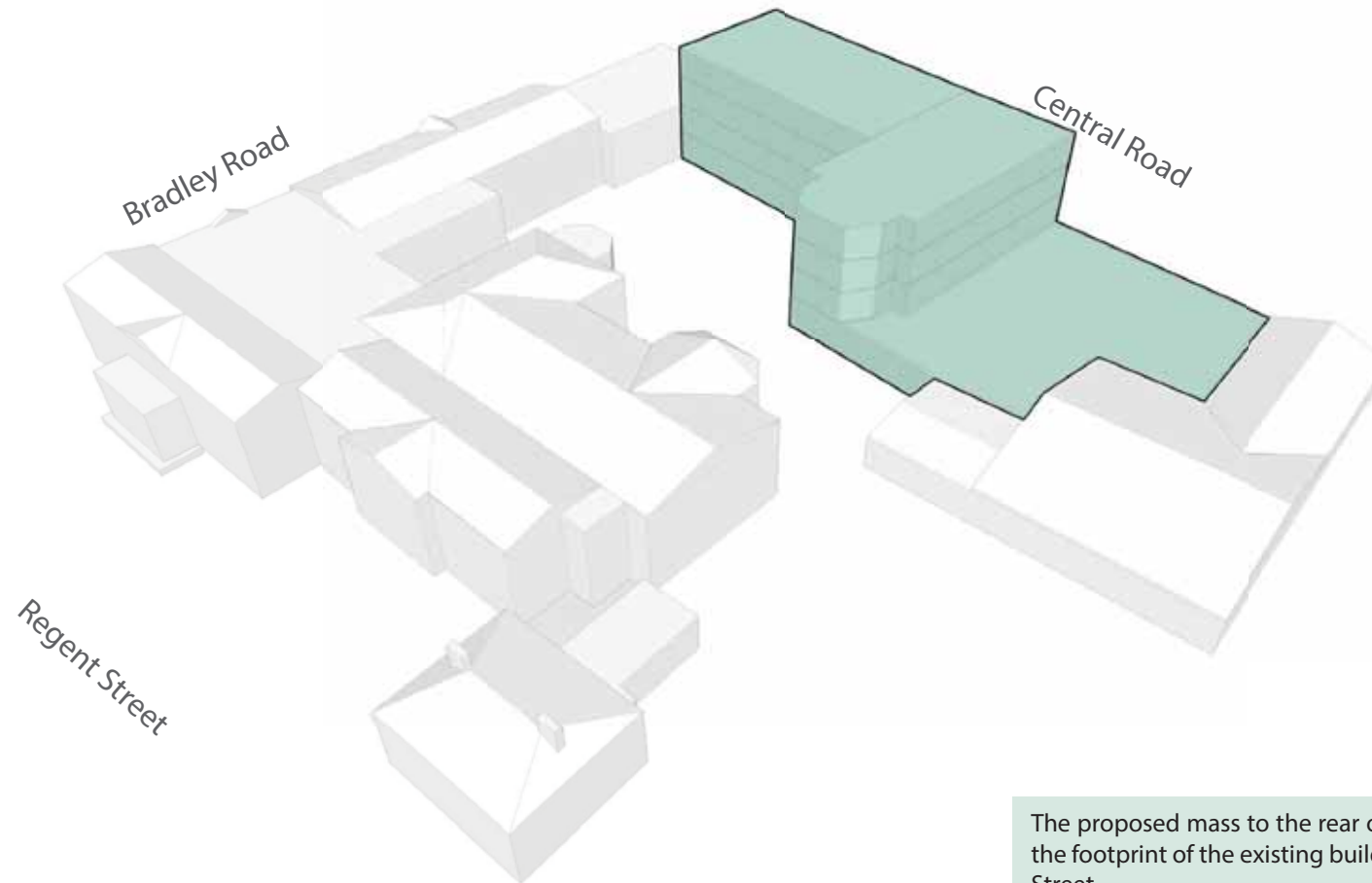
With regards to the existing Listed Building which currently generally excludes public access, the submitted proposals are encouraging public access through the creation of a controlled zone at the front of the site. This zone will allow public access to a cafe, gallery and shop with controlled student entry only beyond this point.





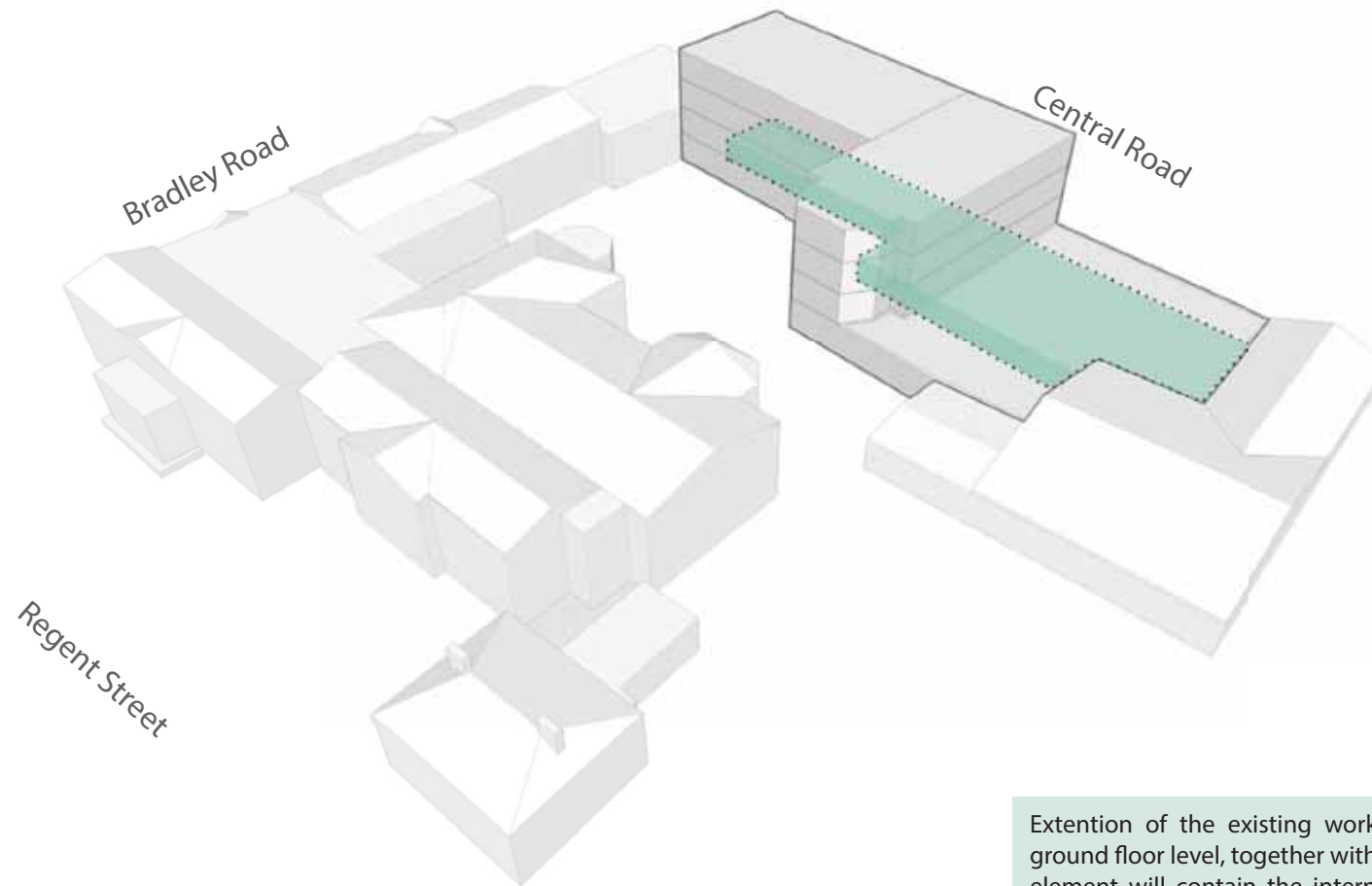




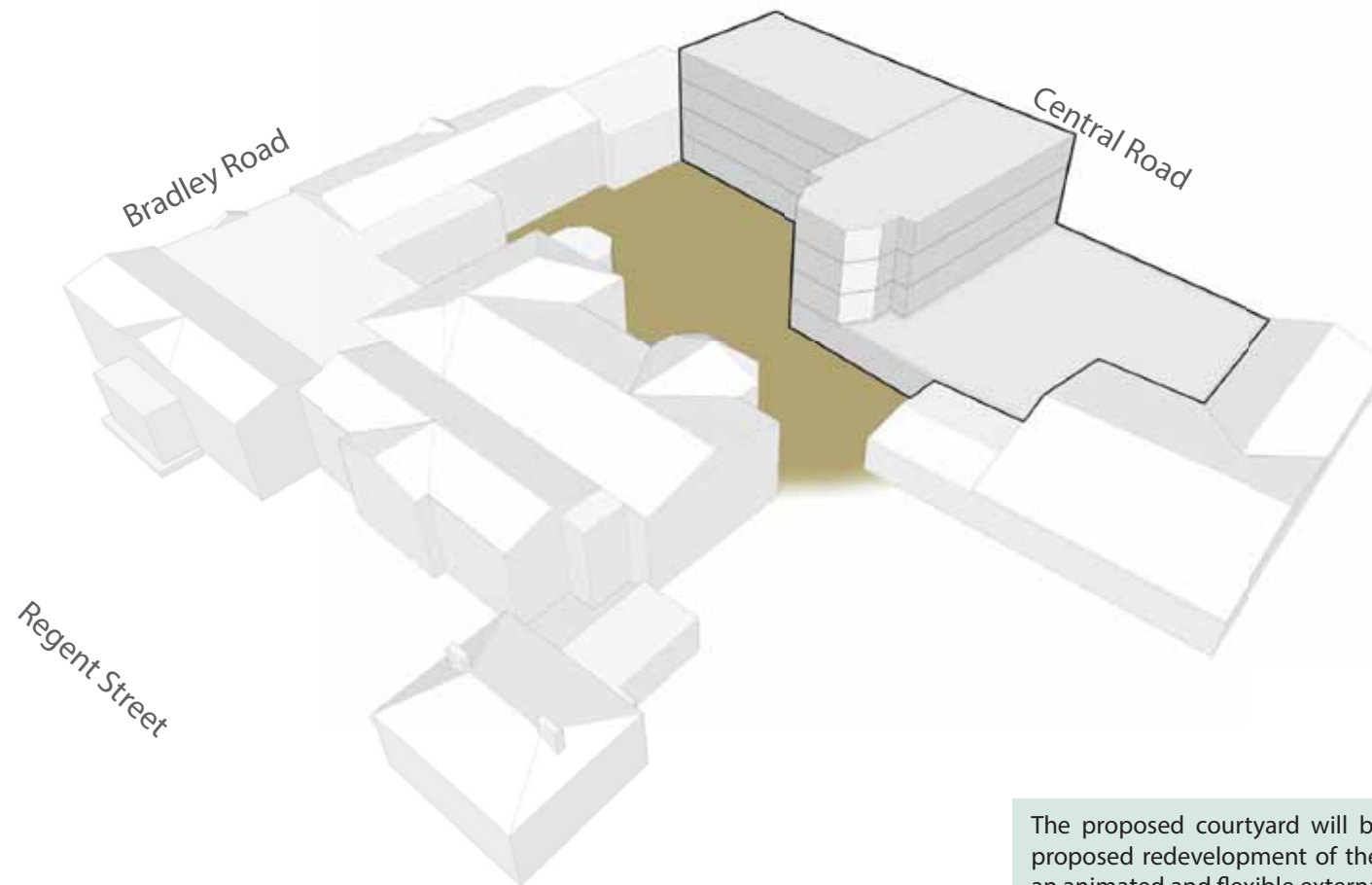


The proposed mass to the rear of the site directly responds to the footprint of the existing building which fronts onto Regent Street.

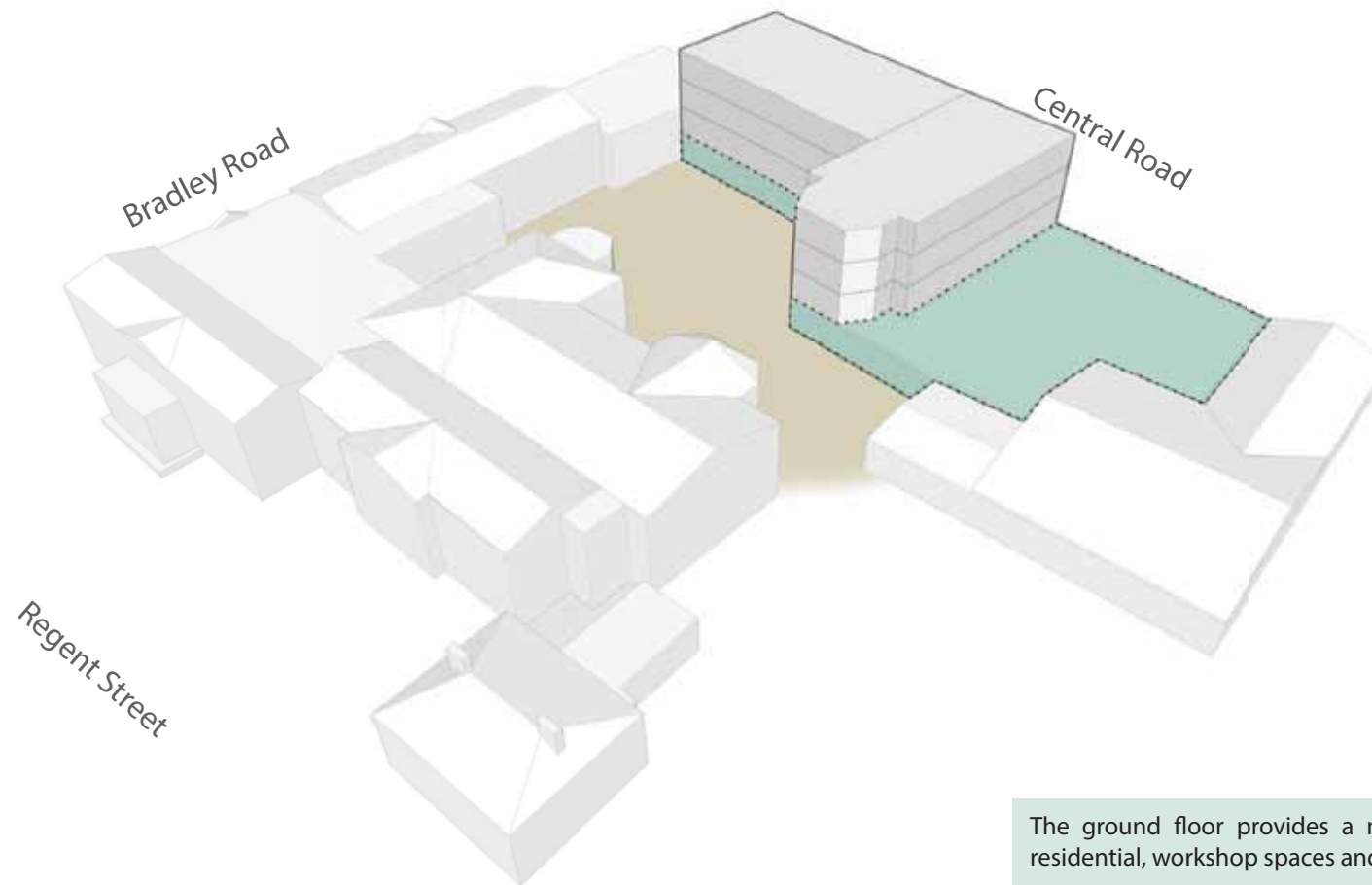
The site levels are used to accommodate a lower ground level which will provide an extension of the retained workshops. To the western side of the site the mass reduces to align with the existing workshops and a sedum roof is proposed. This will visually connect the courtyard space to this roof level when viewed from within the existing buildings.



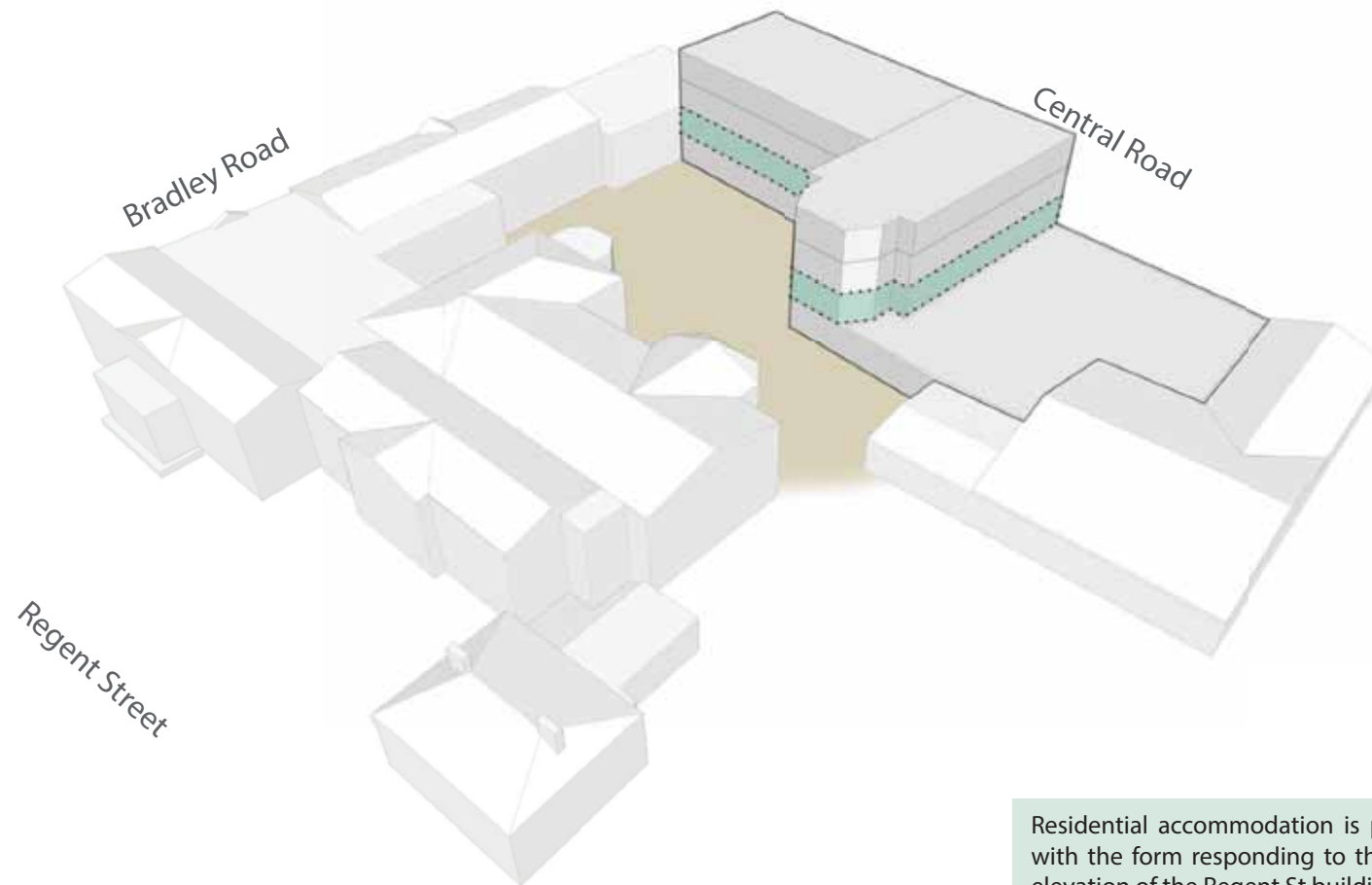
Extension of the existing workshops is proposed to lower ground floor level, together with ancillary accommodation. This element will contain the internal courtyard which will be a responsive space potentially to be used for public exhibitions to support the use of the Art School.



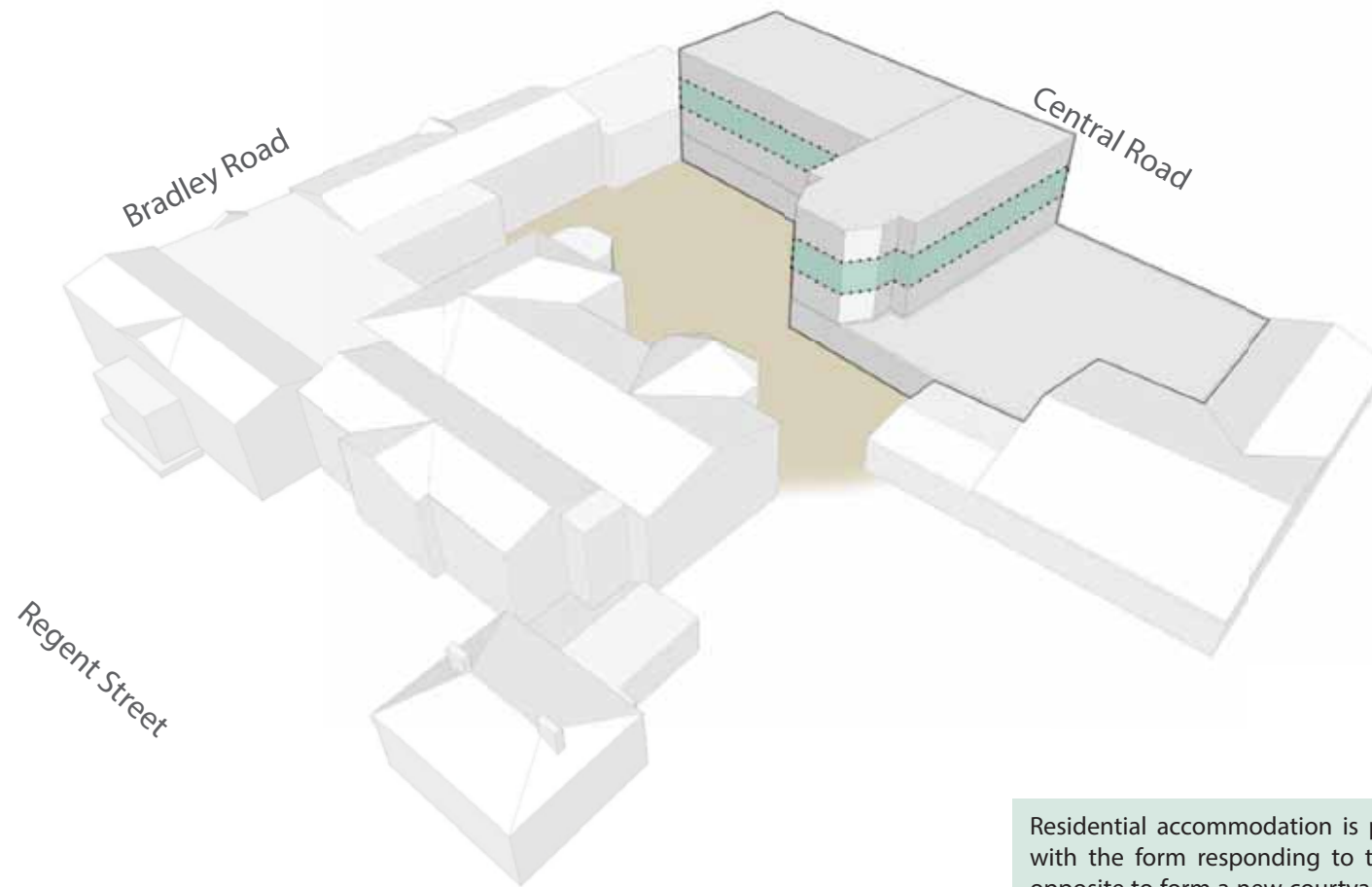
The proposed courtyard will be a key design driver to the proposed redevelopment of the Art School. This will provide an animated and flexible external space which is responsive to the existing and proposed buildings, forming a focal point to the scheme.



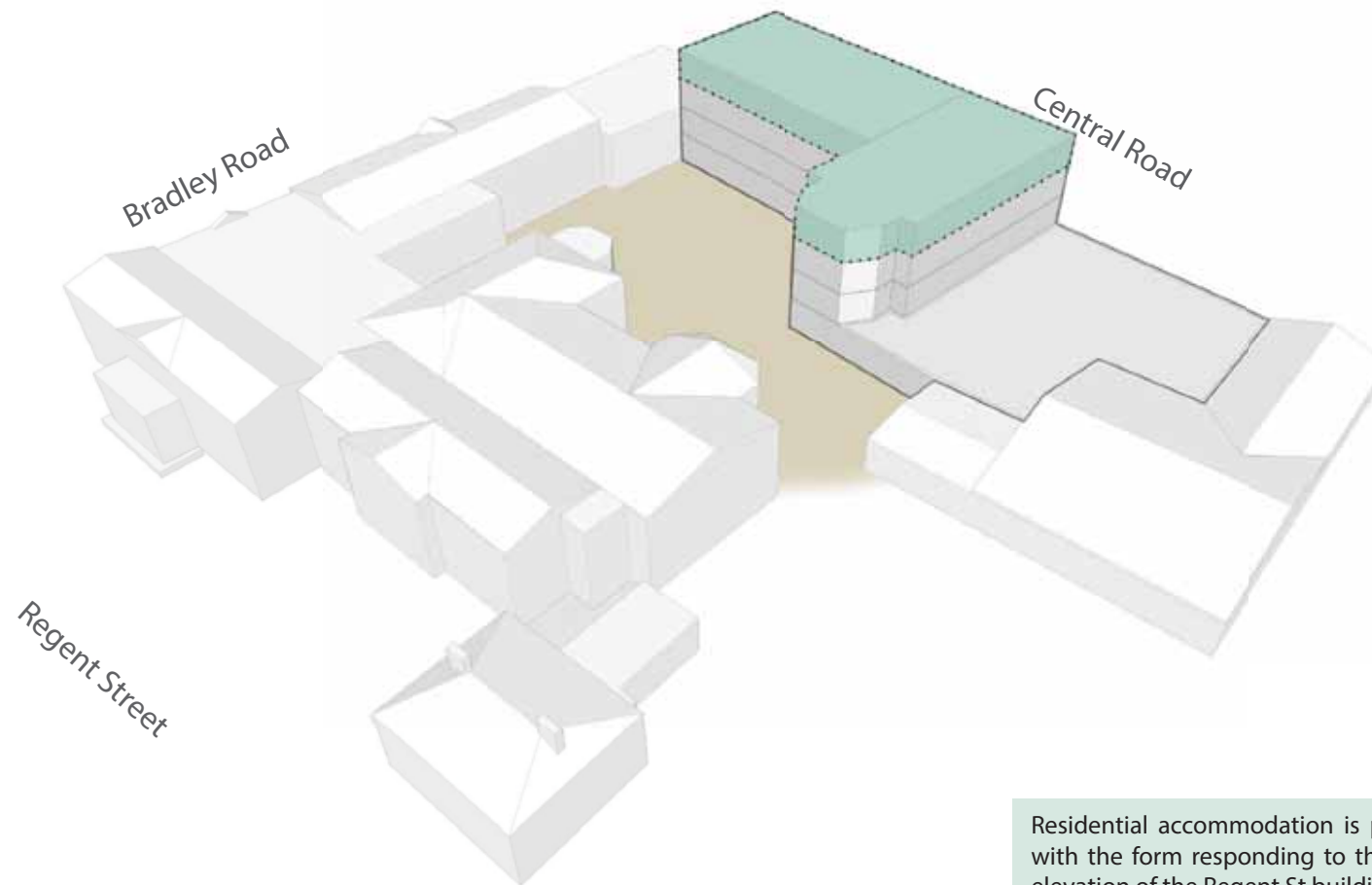
The ground floor provides a mixture of accommodation - residential, workshop spaces and a dynamic courtyard area.



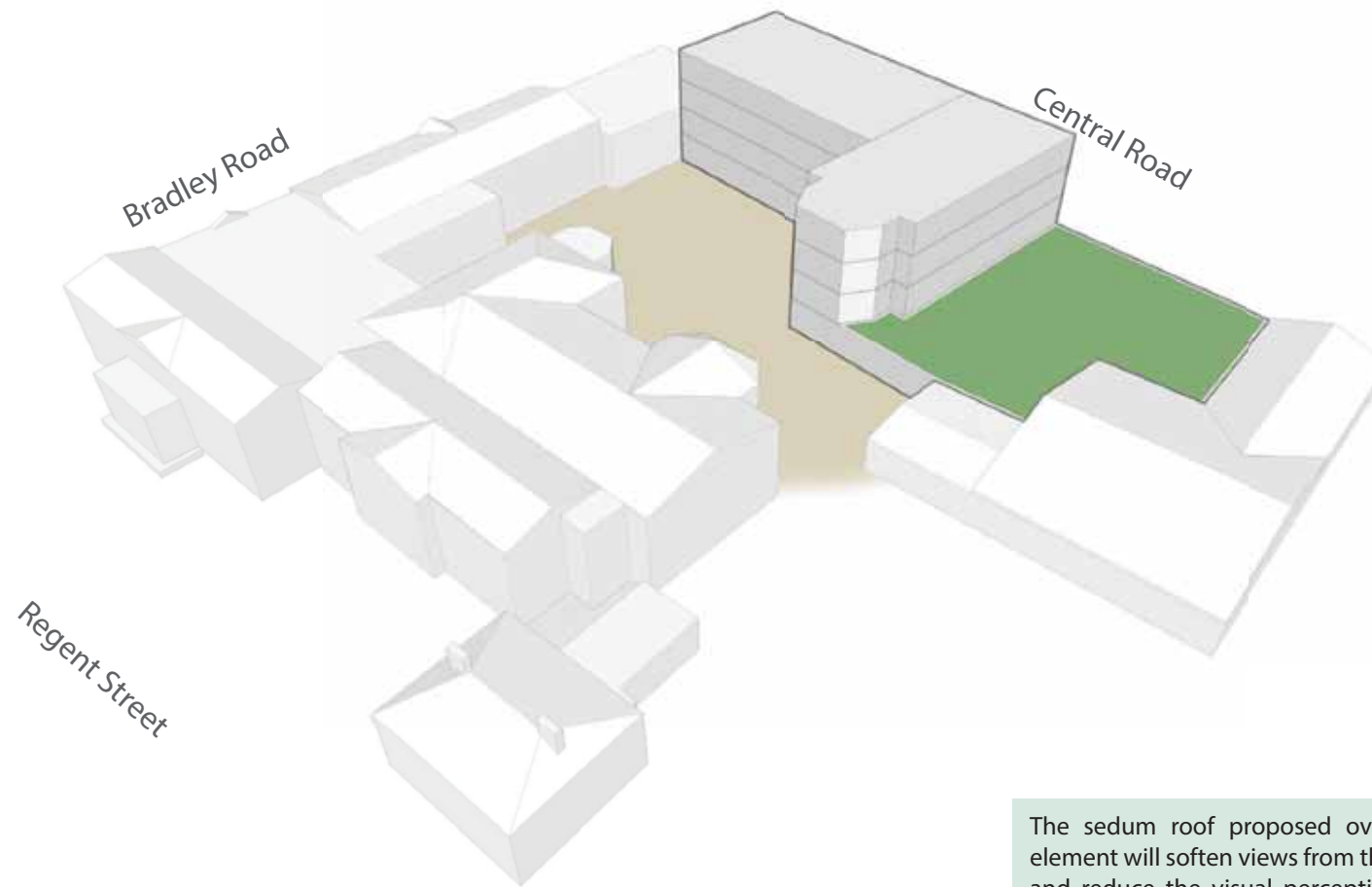
Residential accommodation is provided to the upper floors, with the form responding to the projecting bays to the rear elevation of the Regent St building. The level difference on site will present a 4 storey new build from within the courtyard, and a 5 storey new build from Central Road.



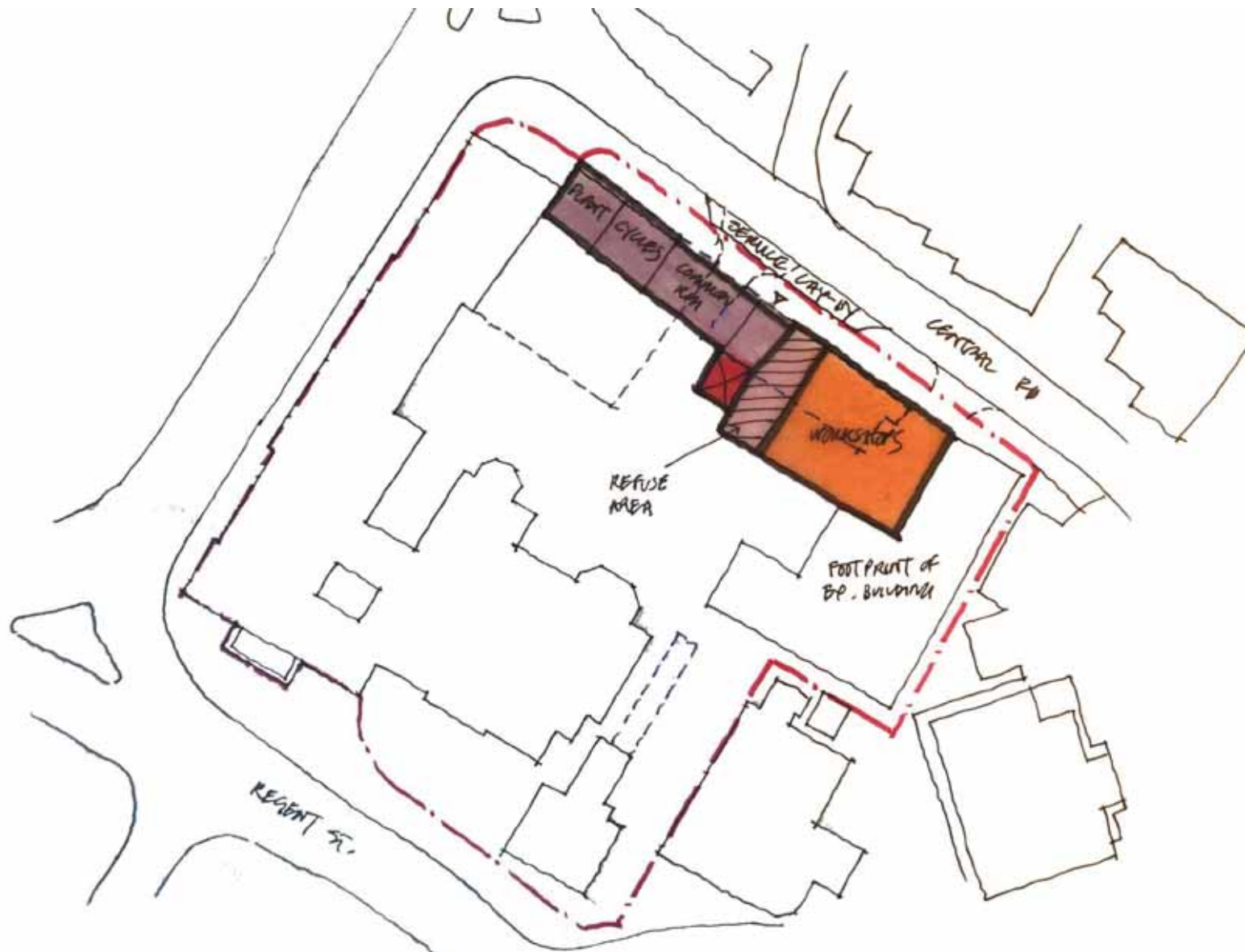
Residential accommodation is provided to the upper floors, with the form responding to the 'L' shaped Listed Building opposite to form a new courtyard. The level difference on site will present a 4 storey new build from within the courtyard, and a 5 storey new build from Central Road.



Residential accommodation is provided to the upper floors, with the form responding to the projecting bays to the rear elevation of the Regent St building. The level difference on site will present a 4 storey new build from within the courtyard, and a 5 storey new build from Central Road.



The sedum roof proposed over the new build workshop element will soften views from the residential accommodation and reduce the visual perception of the proposed building mass when viewed from inside the existing buildings.



Schedule

	Beds	Studios
-1	0	0
0	16	2
1	27	2
2	27	2
3	27	2
	97	8

=105





Schedule

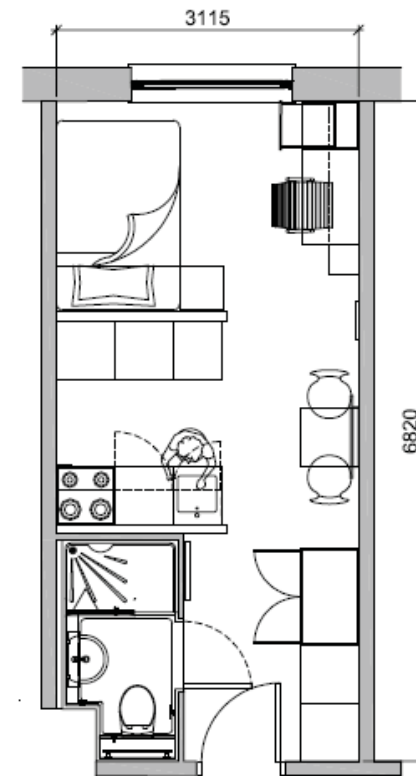
	Beds	Studios	
-1	0	0	
0	16	2	
1	27	2	
2	27	2	
3	27	2	
	97	8	=105



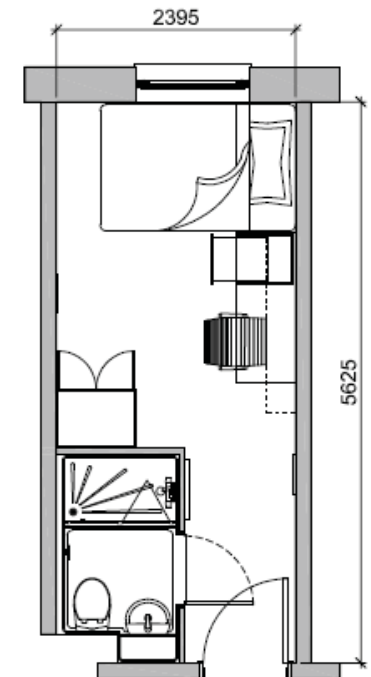
Schedule

	Beds	Studios	
-1	0	0	
0	16	2	
1	27	2	
2	27	2	
3	27	2	
	97	8	=105





Studio Room
21 sqm



Cluster Room
13.3 sqm

As with the Plas Coch Academic Campus, the Regent Street Arts Campus requires extensive backlog maintenance for which there is currently no funding allocation. Funds for the refurbishment works will be generated through the construction of the new build student accommodation rooms to the rear of the site.

To implement this proposed scheme, two elements of the existing Listed Building will need demolishing - the single storey outbuilding to the detached house and the return leg of the academic space fronting Central Road. The principal of removal of these Listed elements has been agreed with the Planning Authority and Conservation Officer with the Heritage Assessment contained within this application packages setting down the formal arguments for such.

Externally, works planned to the Listed Building include elevational refurbishment consisting of the following:

- brickwork cleaning and repointing as required
- structural movement cracking repairs
- stonework cleaning and repointing as required
- roofing repair works
- repainting of existing window frames or replacement of units with double glazing
- external lighting upgrades

As at the Plas Coch Campus, disabled access is poor to the Regent Street Campus and part of the application submission is the erection of a new DDA compliant ramp to the Regent Street entrance portico. This proposed ramp is outside of University ownership boundary and is subject to the approval of the Highways Authority who own the land.

Internally, like at Plas Coch Campus, extensive internal refurbishment works are required and individual Listed Building applications will be made moving forward as required if any Listed elements are to be affected. What is included within this application submission however, are proposals to introduce an element of publicly accessible space adjacent to the existing main entrance. A zone will be created where the public will be able to visit a cafe, gallery and shop beyond which secure access will be required to gain entry into student academic teaching space.



The design explores the integrated of a ramp and step arrangement 'stramp'. The ramp is at 1:21 gradient therefore does not require handrails. This allows for a subtle integration of level change without furniture cluttering the frontage of the Listed Building. Step to the East provide pedestrian access directly in line with pedestrians crossing Regent Street at the pedestrian crossing.

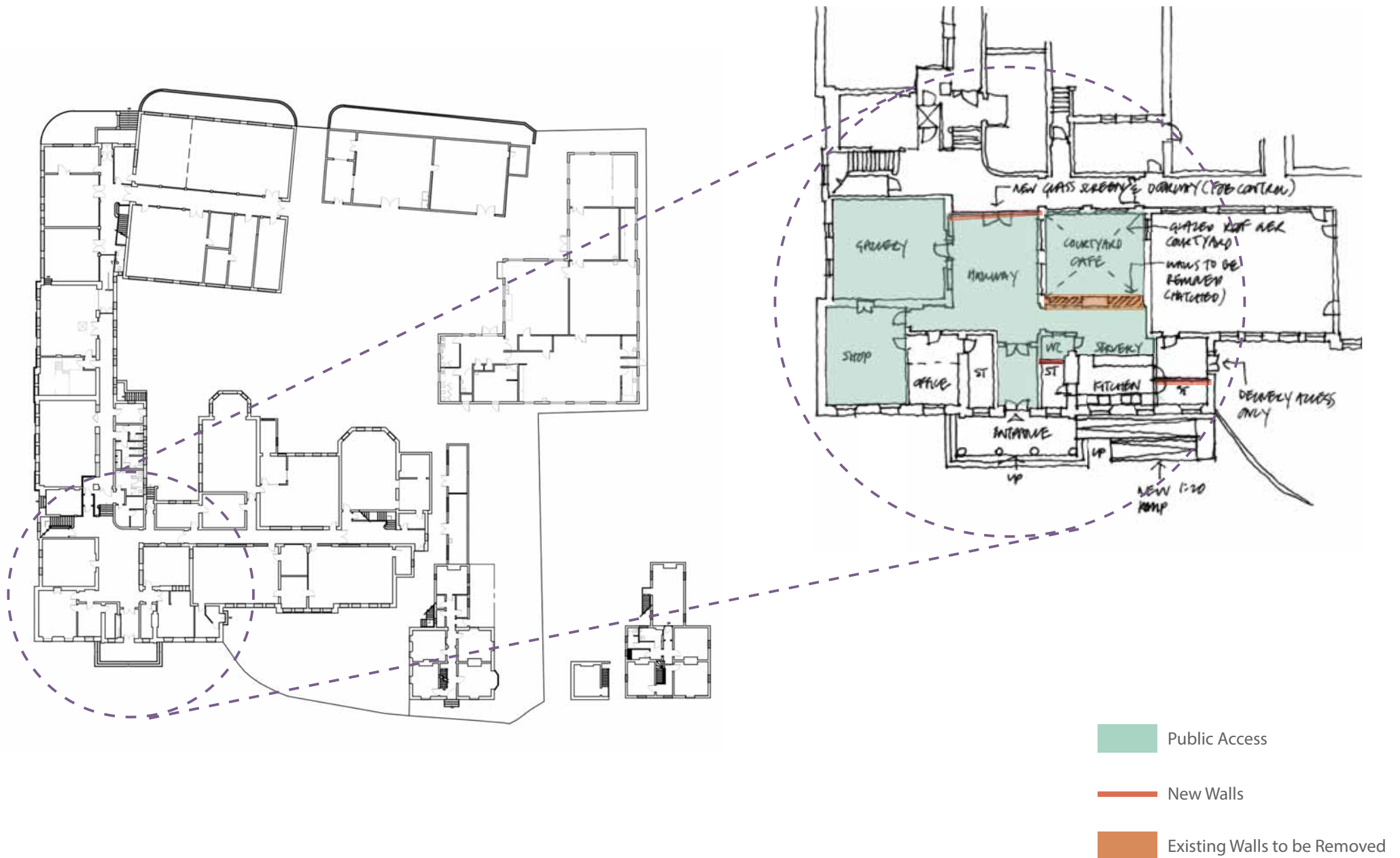


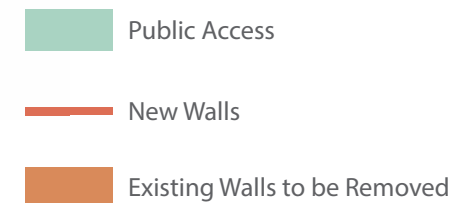
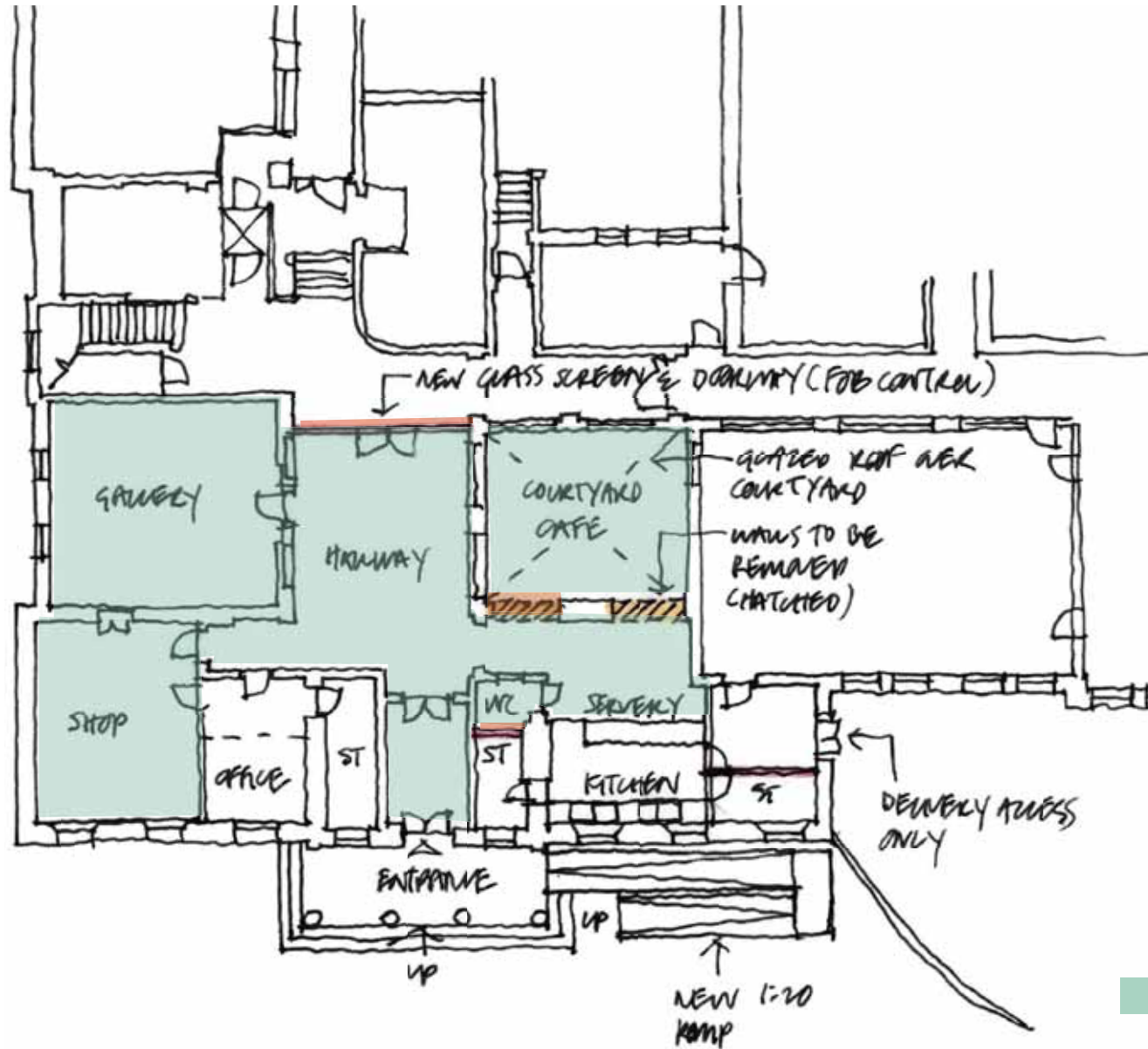
The design of the new build workshop extension and associated student accommodation above is contemporary whilst utilising materiality and elevational composition through reference with the adjacent Listed Building. The existing single storey workshop to be demolished shares little visual connection with the existing Listed Building and fails to continue any meaningful streetscene to Central Road.

The two different elements of proposed building function are treated differently with the student accommodation based upon a framed brickwork structure with cladding infill panels adjacent to full height bedroom windows whilst the new workshops incorporate more cladding with a rendered structural edge treatment. These separate treatments differentiate the two uses and assist in breaking down the Central Road elevation. With regards to the top storey of the student accommodation, this roof level element is treated in a grey cladding panel to respond to the pitched grey slate roof of the adjacent Listed Building.









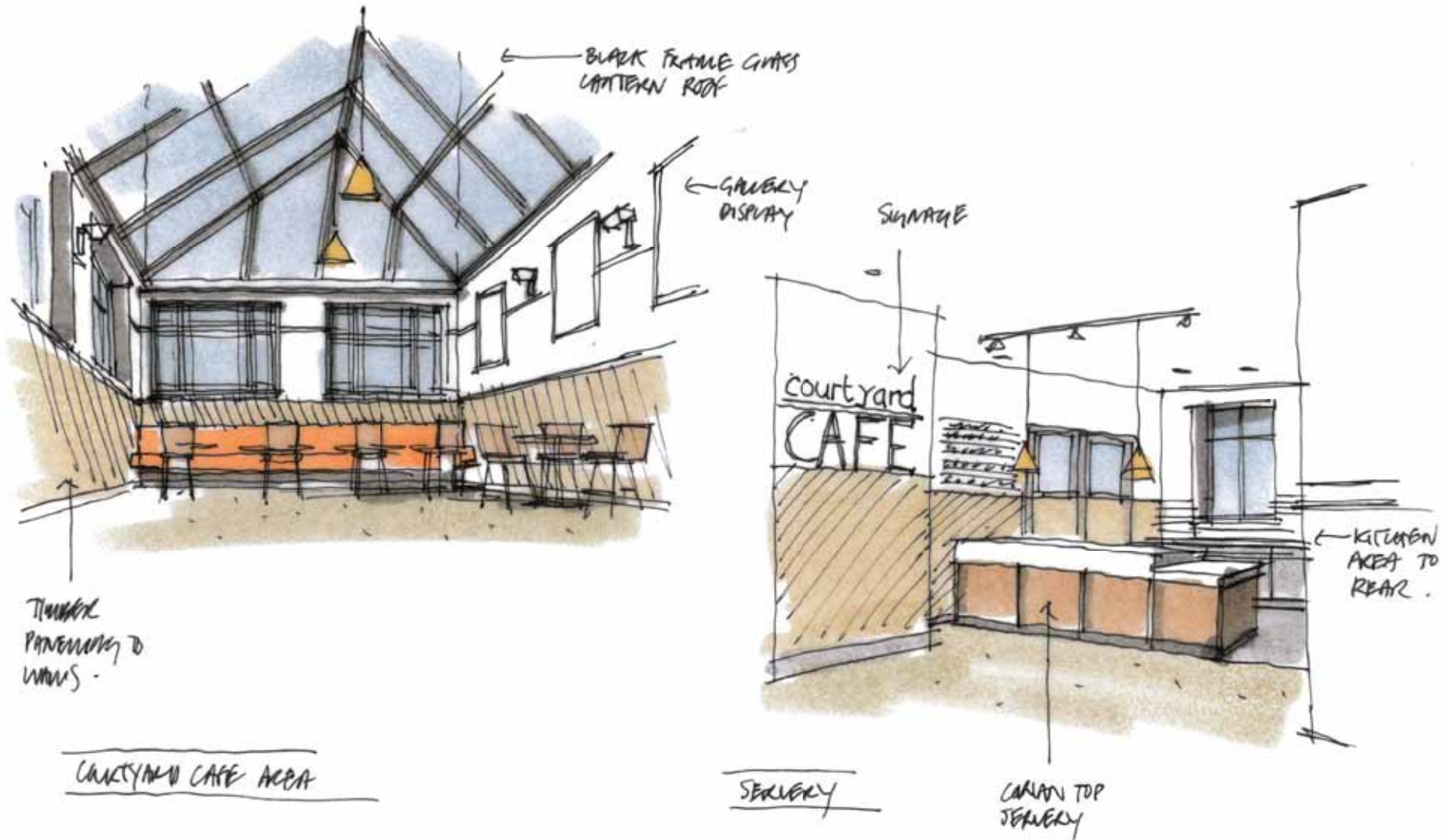


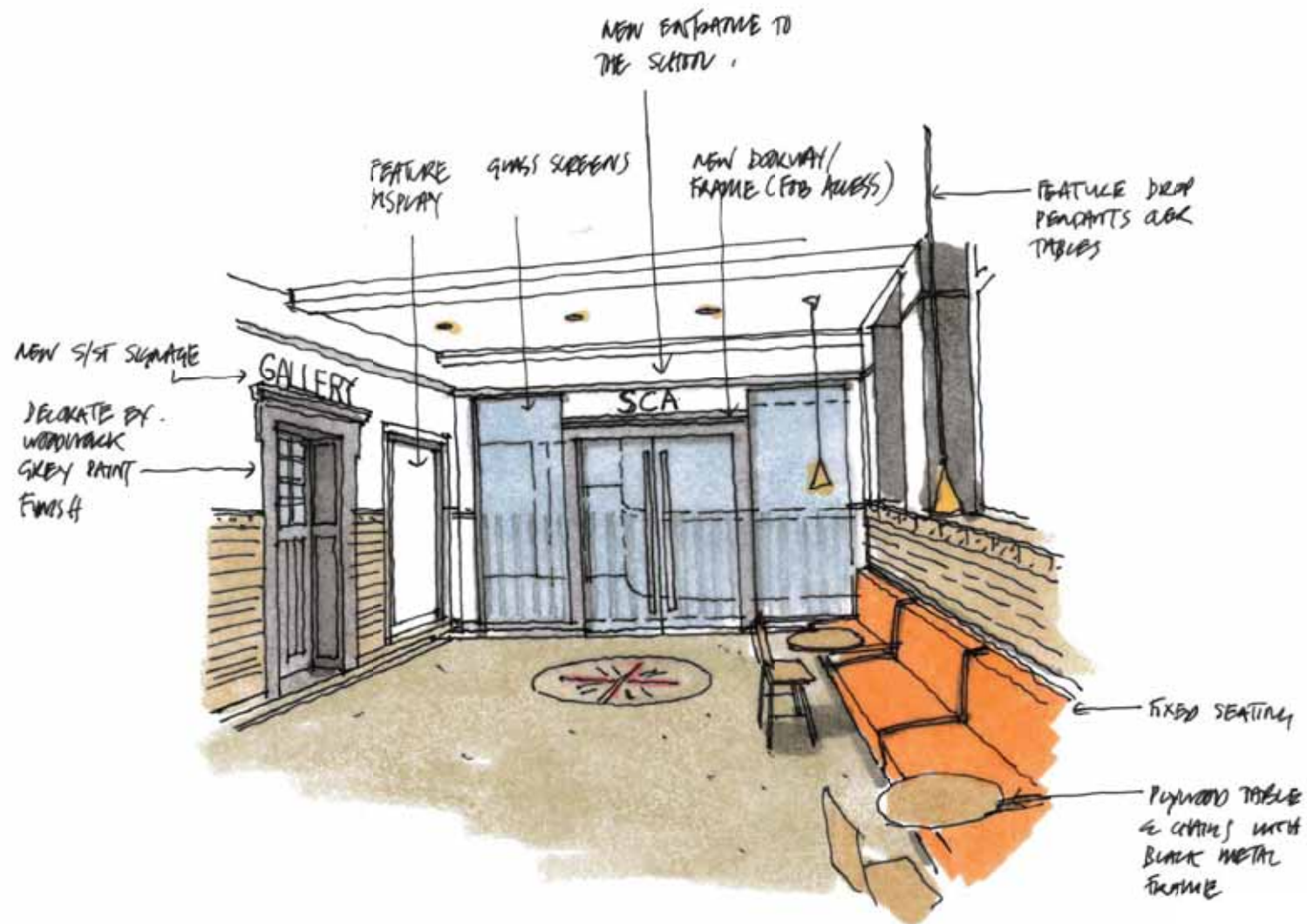


Glasgow School of Art

University of the Arts London

Royal College of Art









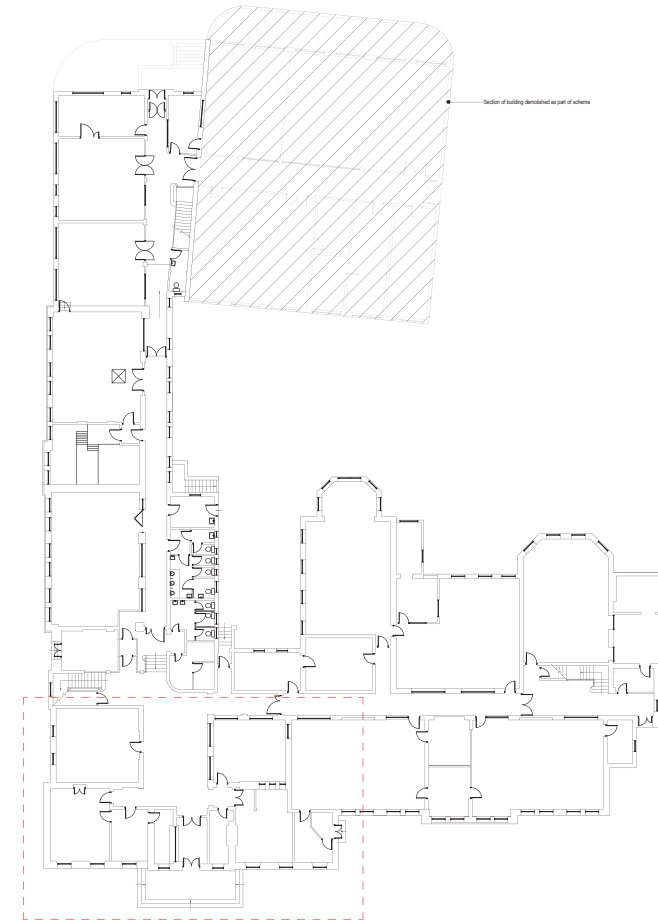
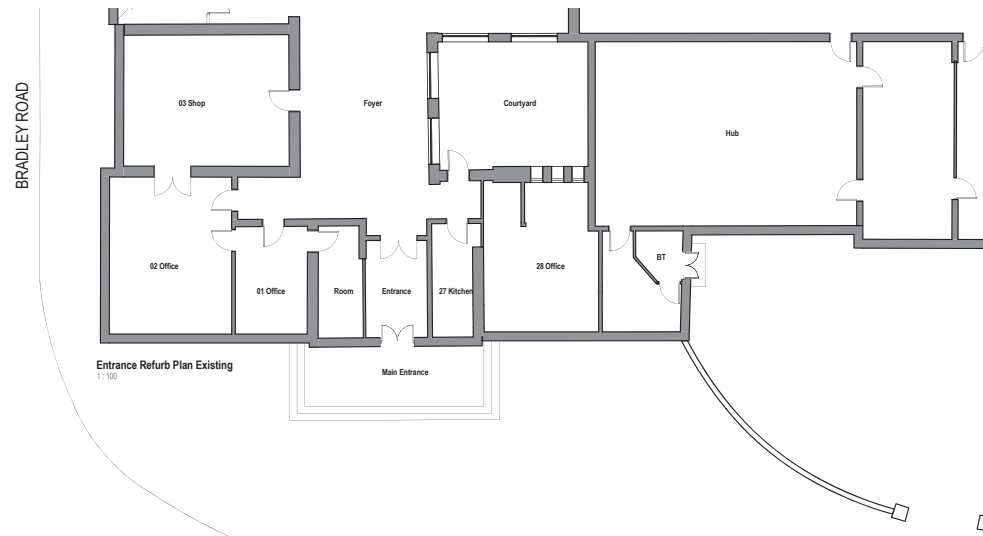






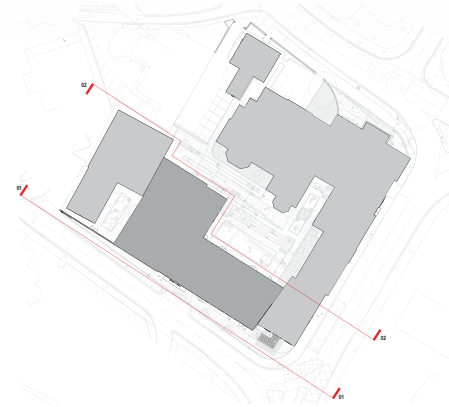






Design Proposal

Proposed Elevations

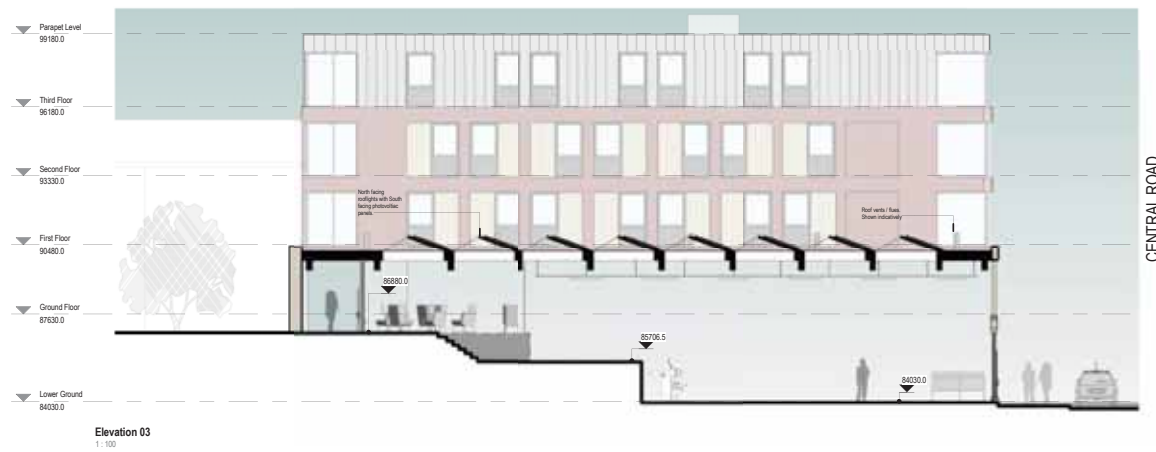


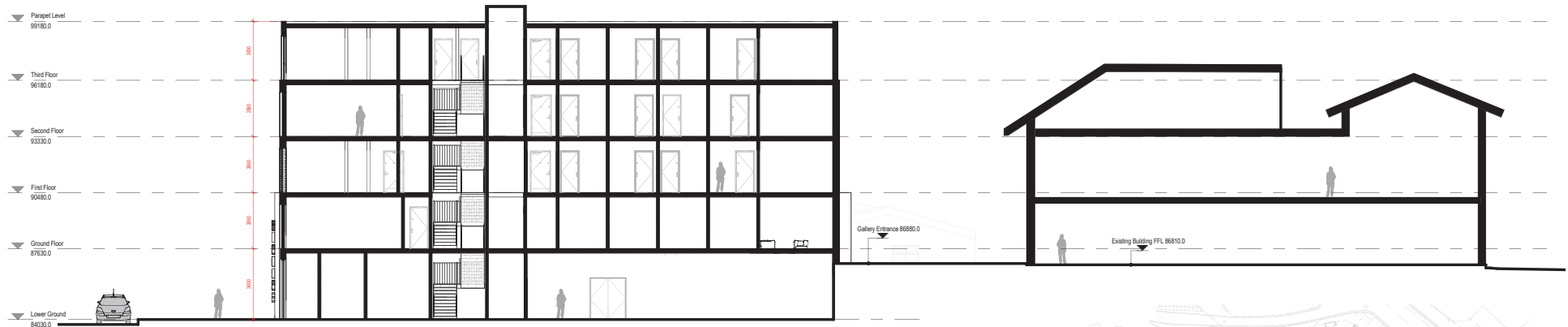
- | | |
|-----|---|
| Key | |
| 1 | Fixed Steel Masonry |
| 2 | Timber cladding panels. Timber species to be confirmed |
| 3 | Promoter coated double glazed aluminium window units (RAL: R5.5 Colour to be confirmed) |
| 4 | Double Glazed roof eaving units (RAL: R5.5 Colour to be confirmed) |
| 5 | Zinc Standing Seam Cladding (Exact spec to be confirmed) (RAL: R5.5 Colour to be confirmed) |
| 6 | Neutral Steel Steel Masonry (Finish: Steel TBC) |
| 7 | External ground level. Landscaping to Landscape Designer's information |
| 8 | Feature stone effect wall in a Portland coat to form step to front entrance. Exact specification to be agreed |
| 9 | Neutral steel panel. Local finish to match stone |
| 10 | Double Glazed. Timber faced to match adjacent panels |
| 11 | Glazed canopy to entrance |
| 12 | Feature signage. Exact specification to be agreed |



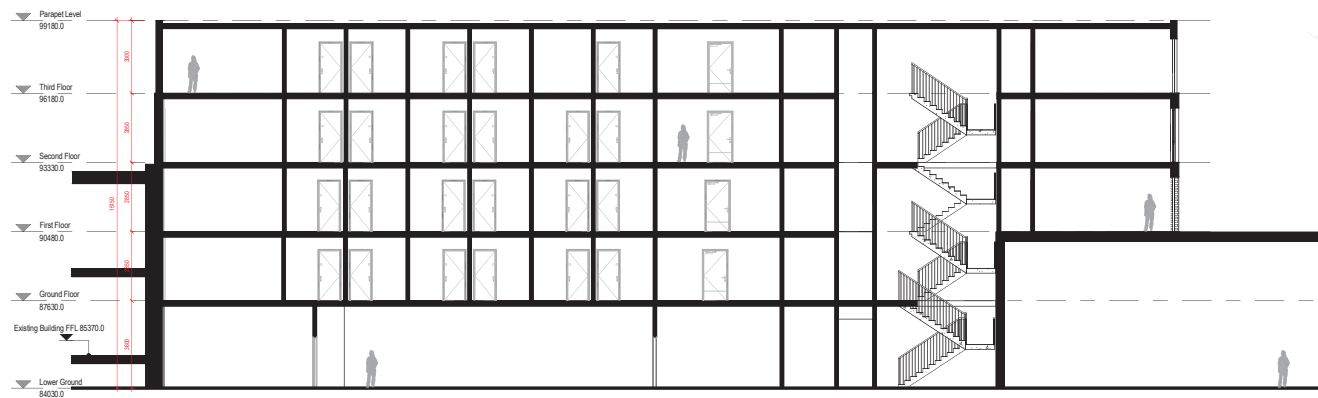
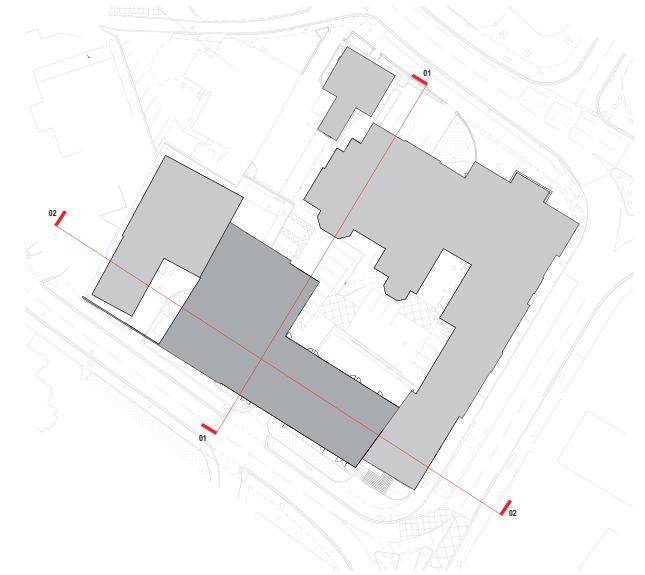
04 Design Proposal

Proposed Elevations



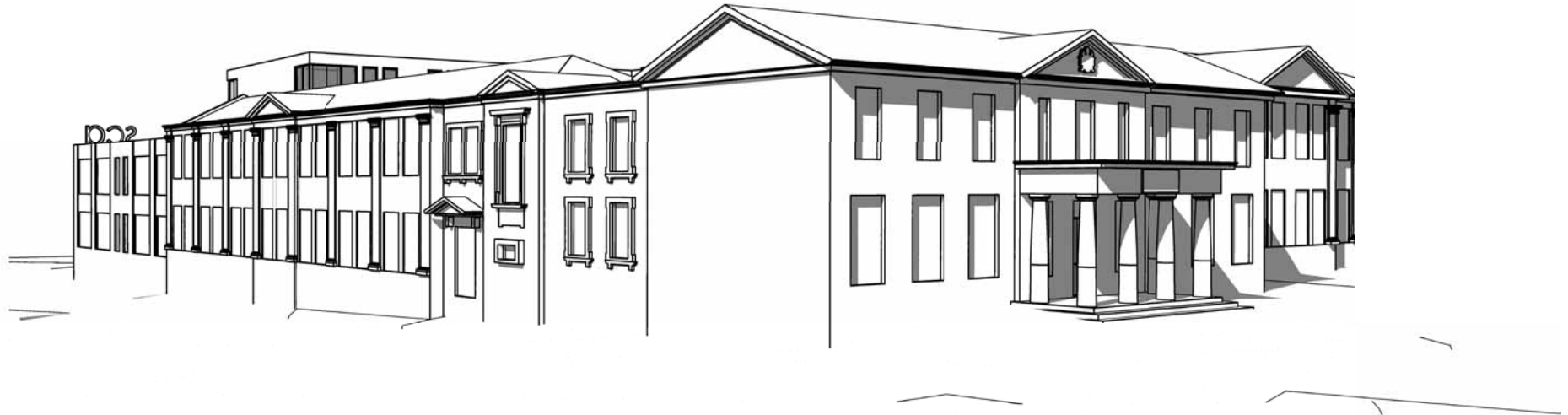


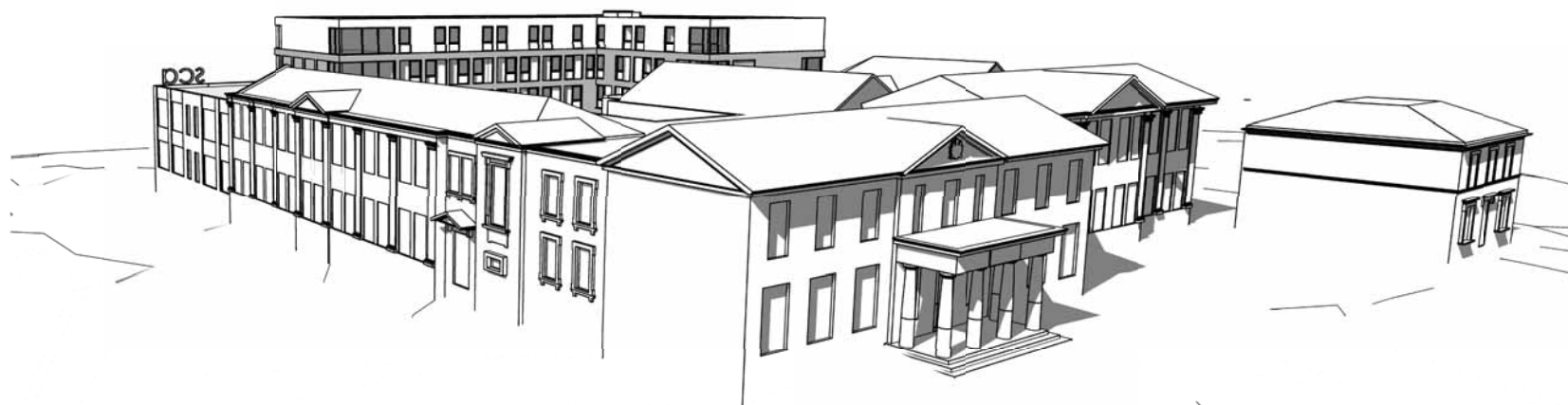
Proposed Site Section 01
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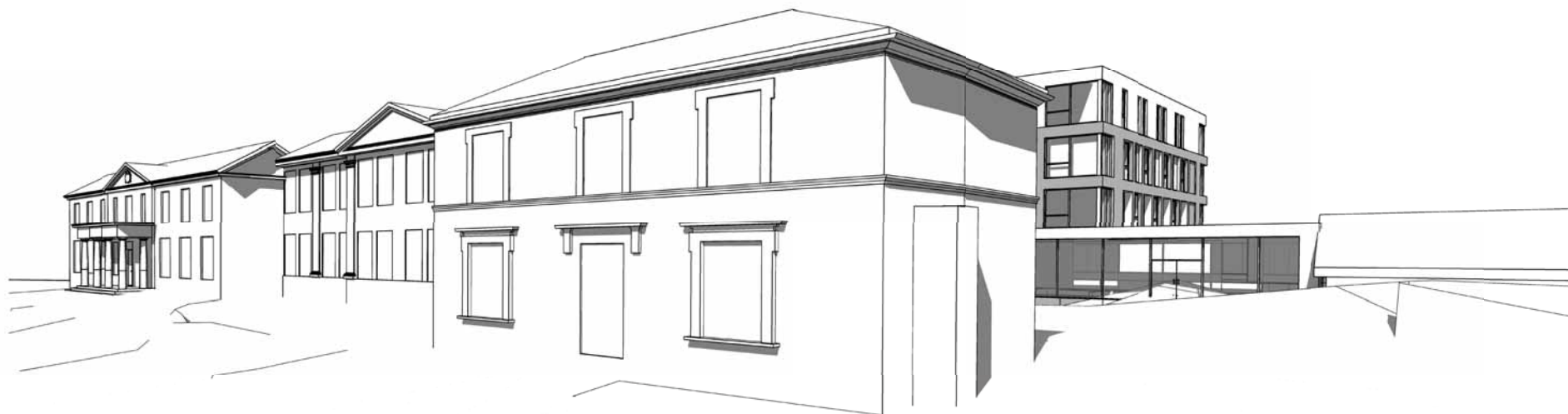


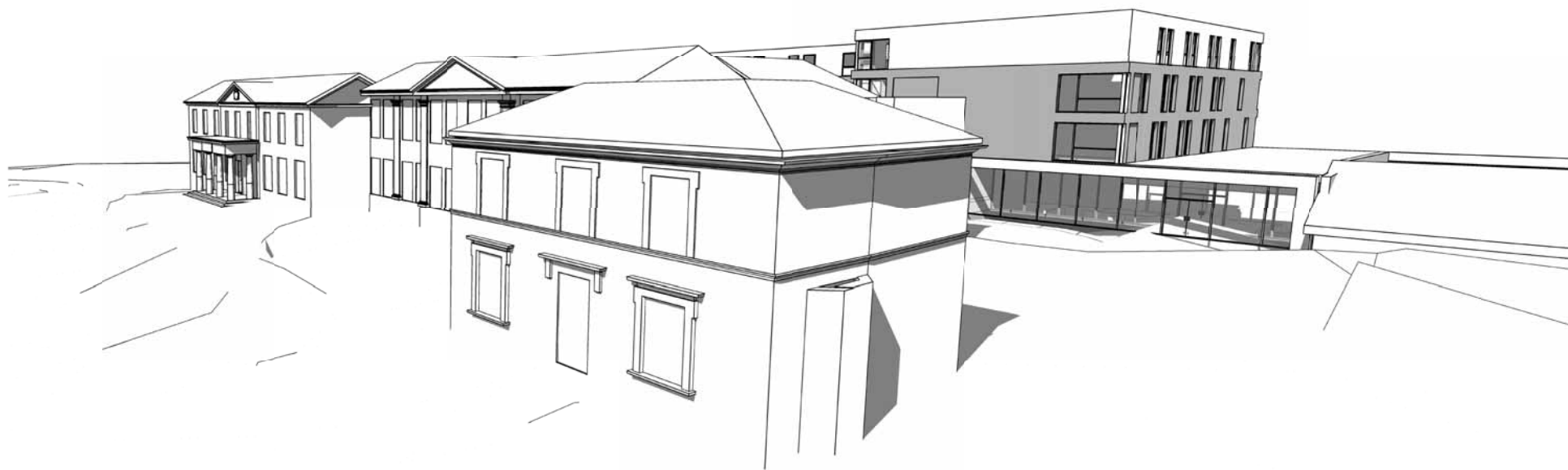
Section C-C
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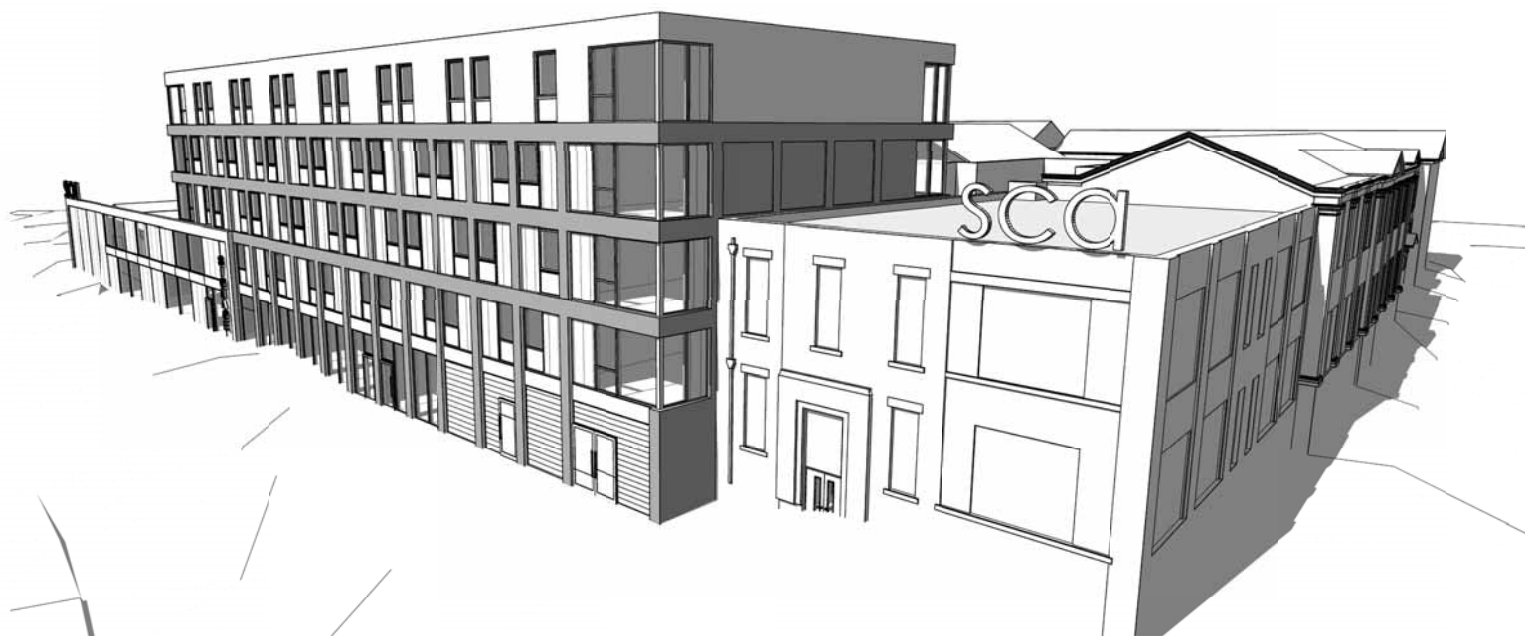














SITE PROPOSALS

The redevelopment of Regent Street involves the extensive refurbishment of the existing Listed Building including remodelled academic tuition and studio space in addition to a publicly accessible zone adjacent to the main entrance. This publicly accessible zone will include a cafe, gallery and shop and will have secure access for students leading through to academic and studio space.

Three elements of the Listed Building are to be demolished - a single storey outbuilding element at the rear of the detached house, one of the existing free standing detached single storey craft workshops and the southern return leg of the Listed Building.

The demolition of these three elements permits the construction of a replacement craft workshop area with 107 student bedrooms above. In addition to the student bedrooms are ancillary support spaces such as plant rooms, cycle and bin stores, laundry and management offices etc.

This document explores the development of a landscape scheme for the internal courtyard and also a review of the entrances to the development, both fronting the Listed Building.

Spring Equinox



0900



1200



1500

Summer Solstice



0900



1200



1500

Autumn Equinox



0900



1200



1500

Winter Solstice



0900



1200



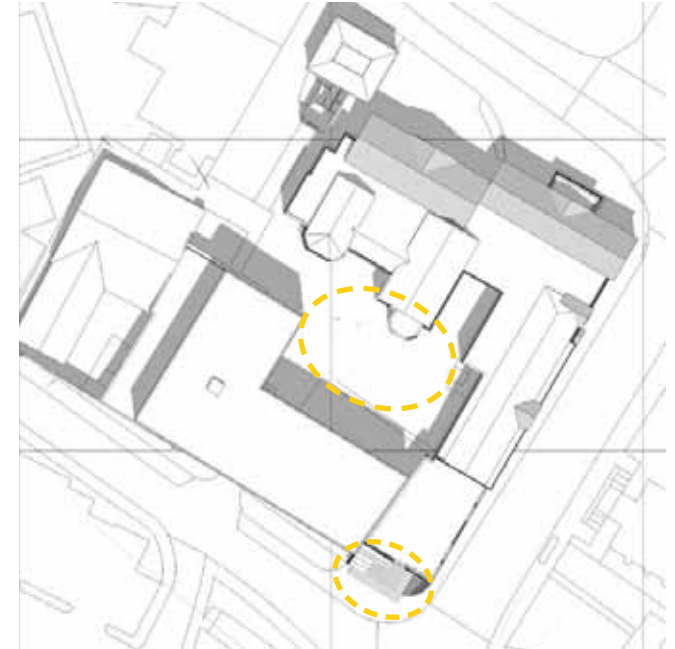
1500

Sun Study

The diagrams on this page analyse the sun pattern and how it affects the proposed development in order to help inform the landscape design.

It is anticipated the northern half of the internal courtyard will receive the most amount of sunlight and therefore provides an opportunity to incorporate seating/ resting points.

Similarly the Central Road entrance to the development will experience large periods of sun due to its south facing aspect and therefore, a redesign of the current access will be explored.





Views

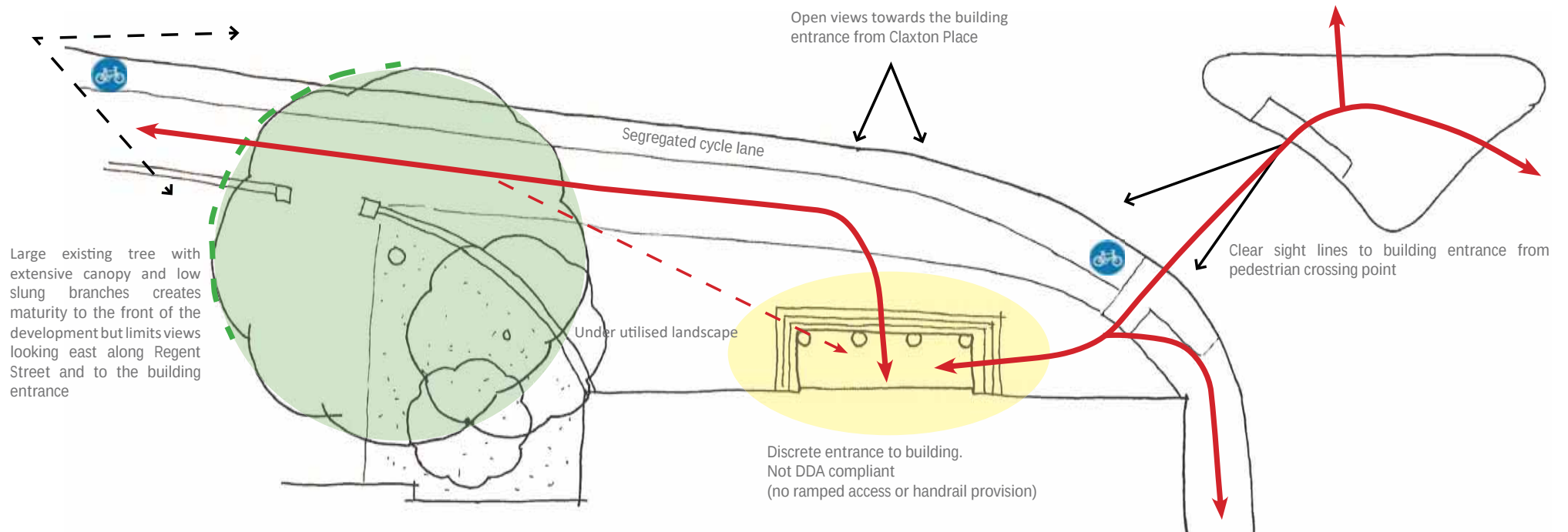
Views from the east and north are open with the Arts building frontage being prominent. Views to the building from the west are restricted by the large mature tree.

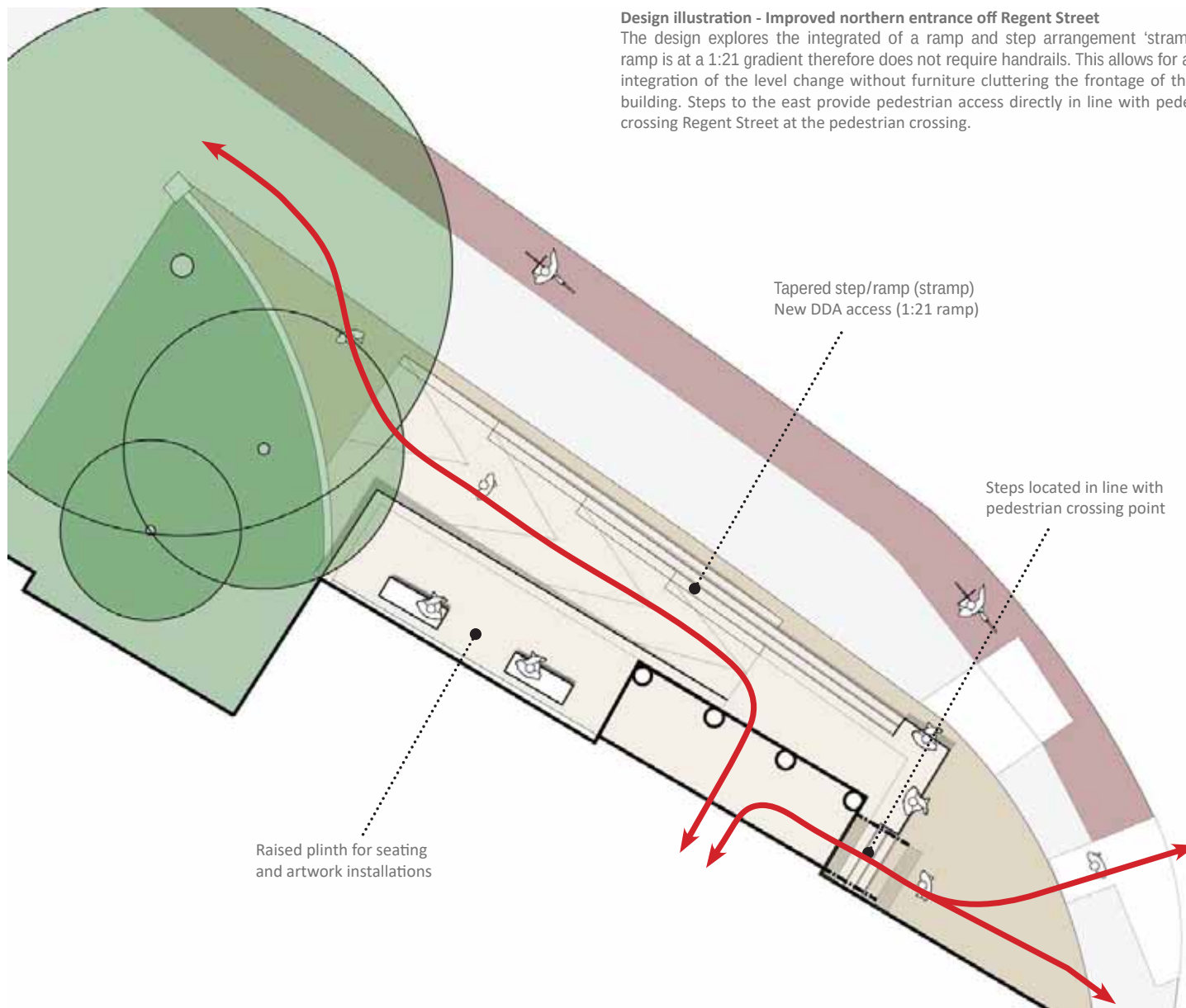
Access

Current access is via three stone steps framing four building columns. No ramped access or handrails are provided.

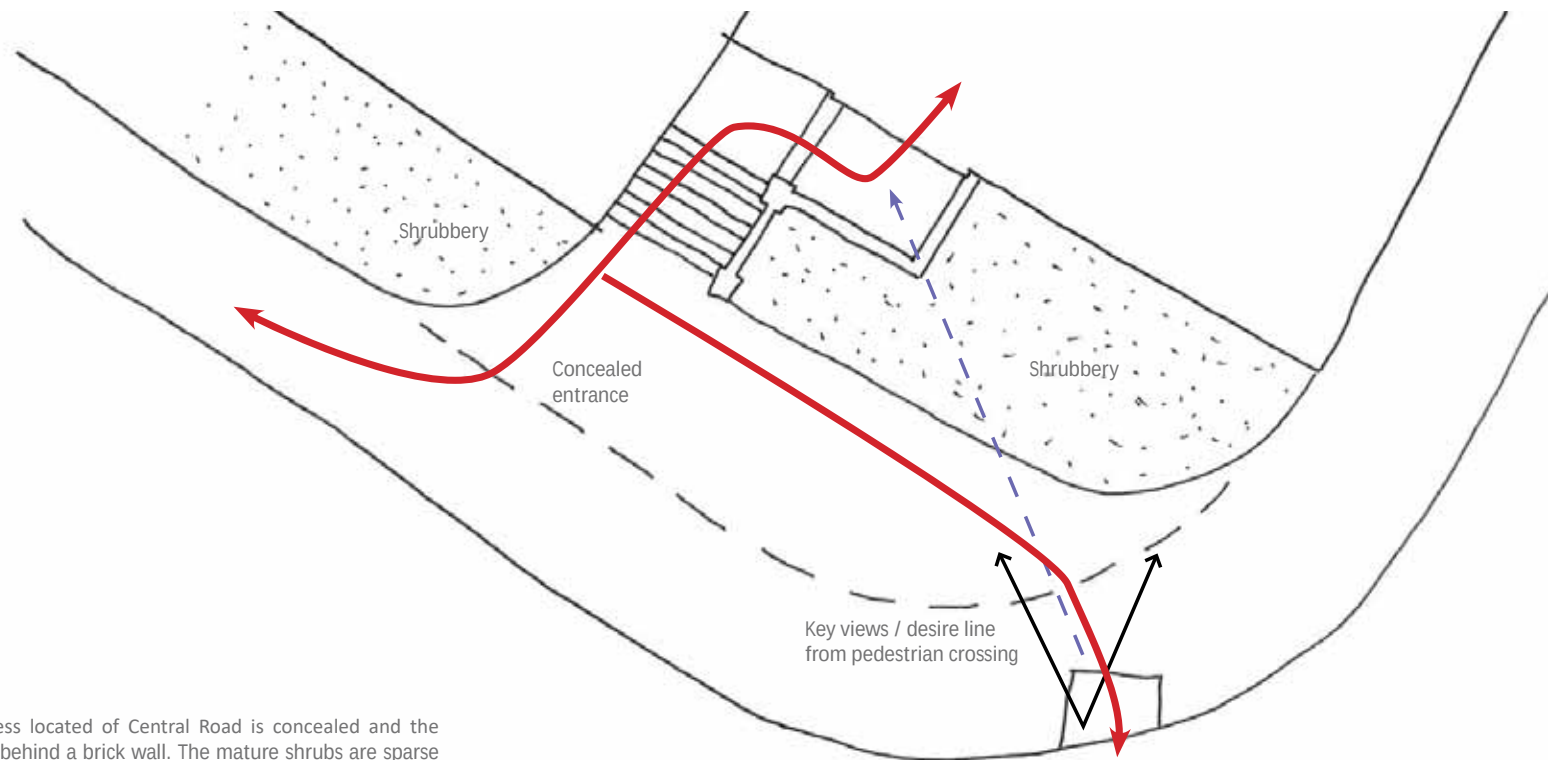
Trees

There are three trees to the frontage of the arts building. One tree has a large canopy. There is the opportunity for green lifting and reducing to open up views to the building and create a lighter environment



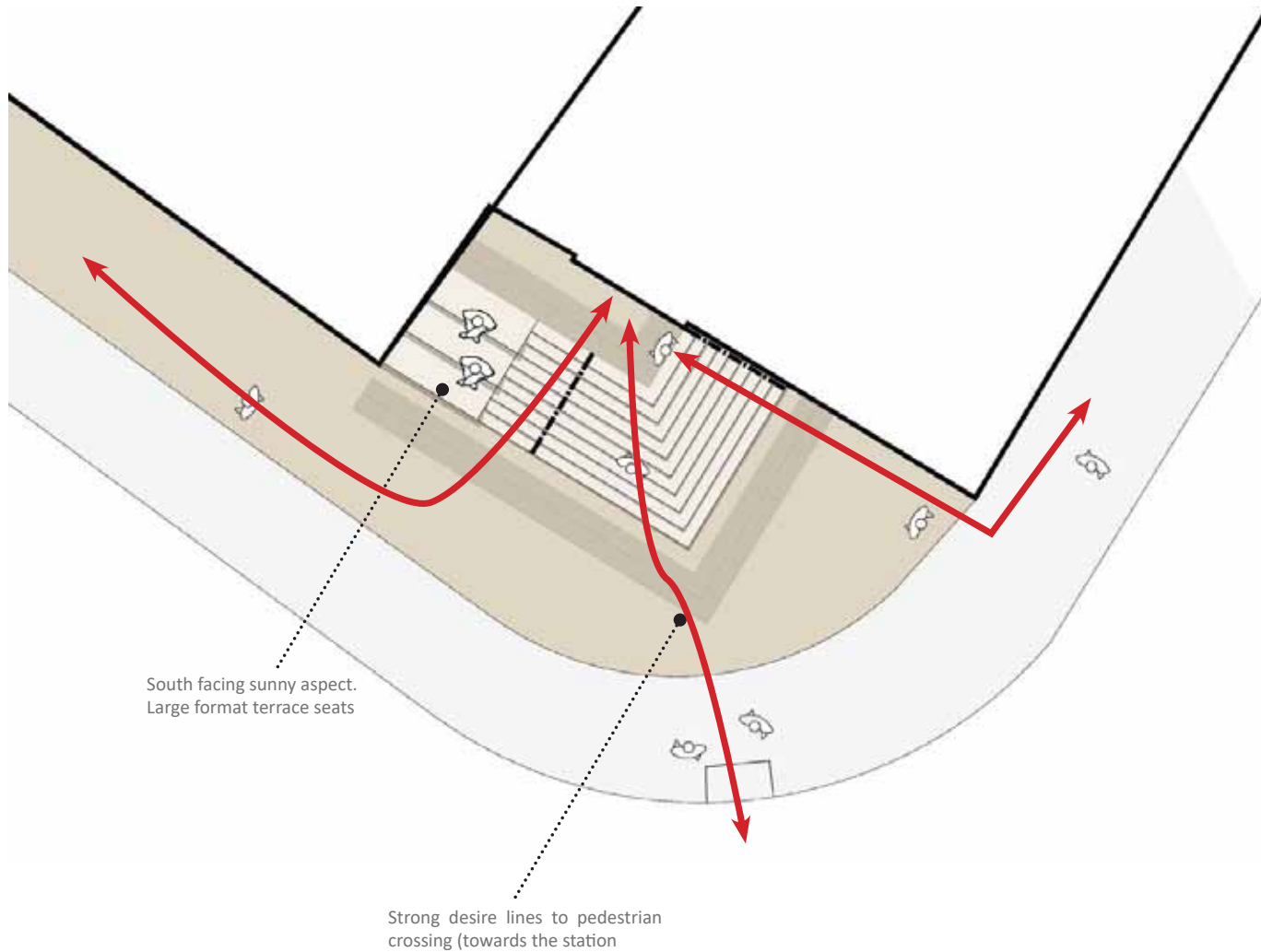






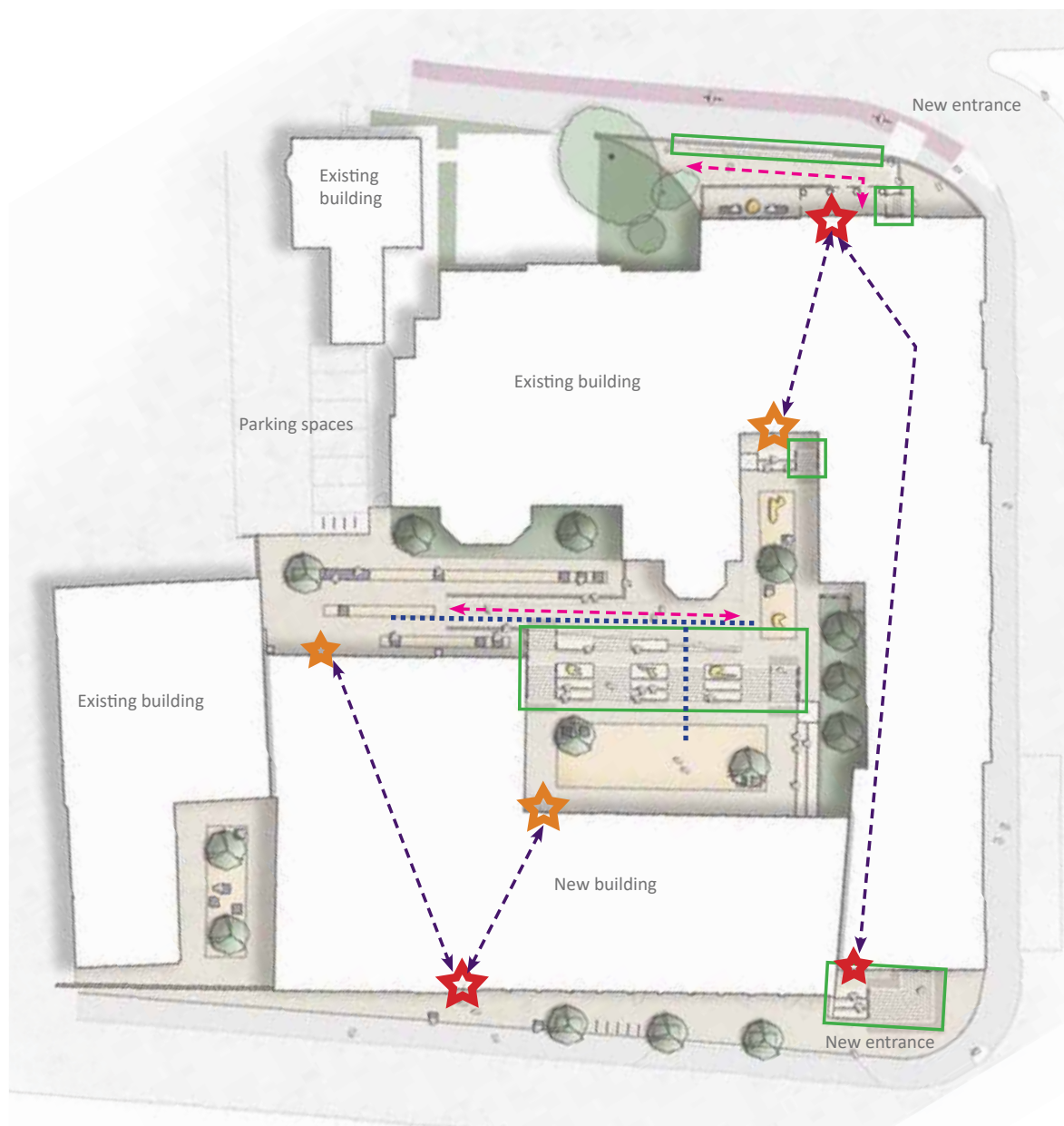
The existing access located of Central Road is concealed and the entrance hidden behind a brick wall. The mature shrubs are sparse and created a dated approach to the building.





Design illustration - Improved southern entrance off Central Road
Re orientation the stepped access to allow a more open flow of pedestrian movement from the building to the pavement, and beyond to the train station. The area is south facing and will get the sun from late morning until early evening, therefore terrace large seats are proposed to act as a meeting space for students to gather.





Wider Site Plan

The aspiration is to improve access into the existing building entrances to provide welcoming arrival spaces. Linking from these spaces is a tiered courtyard that is framed by the existing academic buildings and the proposed residential block to the south. A tiered courtyard is proposed to transition between the existing higher levels to the north and lower levels to the south. Integration of steps and ramps characterised the space. Larger terraced seats and plinths offer opportunities for seating for events and gathering, whilst also offering platforms for art works to be displayed or permanently installed.

-  Entrances facing surrounding roads
-  Entrances facing courtyard
-  1:21 ramps (no handrails)
-  Steps
-  Key level change within courtyard
-  Connections through buildings / spaces









Planting Strategy

Planting is kept to a minimum within the space, however, where planting is included a simple palette of species are proposed to complement the formal design approach of the courtyard.

Typical tree species proposed are *Betula 'Edinburgh'* due to their light canopy and striking white bark.

Buxus sempervirens is to be used to create the formality to the space, and flowering shrubs/ herbaceous plants will add colour, variance in foliage and provide seasonal interest.





Hard Landscape Palette

A simple palette of high quality materials are proposed to the internal courtyard to complement both the Listed Building and the proposed new development block. A monolithic approach to the materials will help to accentuate temporary/ permanent artwork installations that are associated with the University.

Resin bound is proposed in linear bands, beneath tree planting to contrast with the harder materials. This will also benefit the establishment of the tree planting.

The stepped terrace design offers seating opportunities in the courtyard and are complemented by individual linear seating and cube units.





Lighting Concept

Low level lighting is proposed to the internal courtyard, including accent lighting for artwork installations, wall wash lights for the stepped terrace arrangement, and spot lights/ up lighters to highlight furniture and trees. Bollard lighting could also be used as a directional tool.

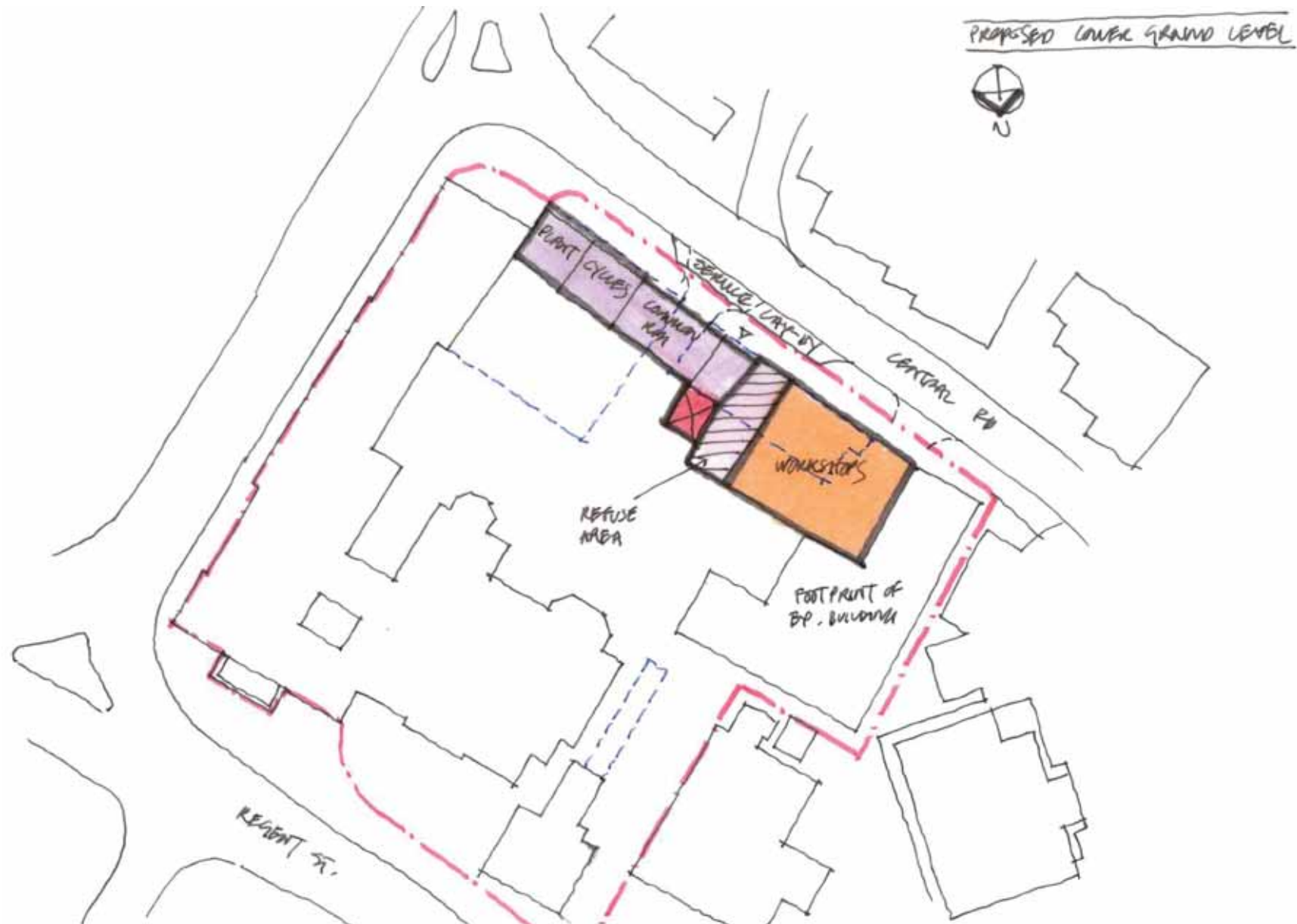


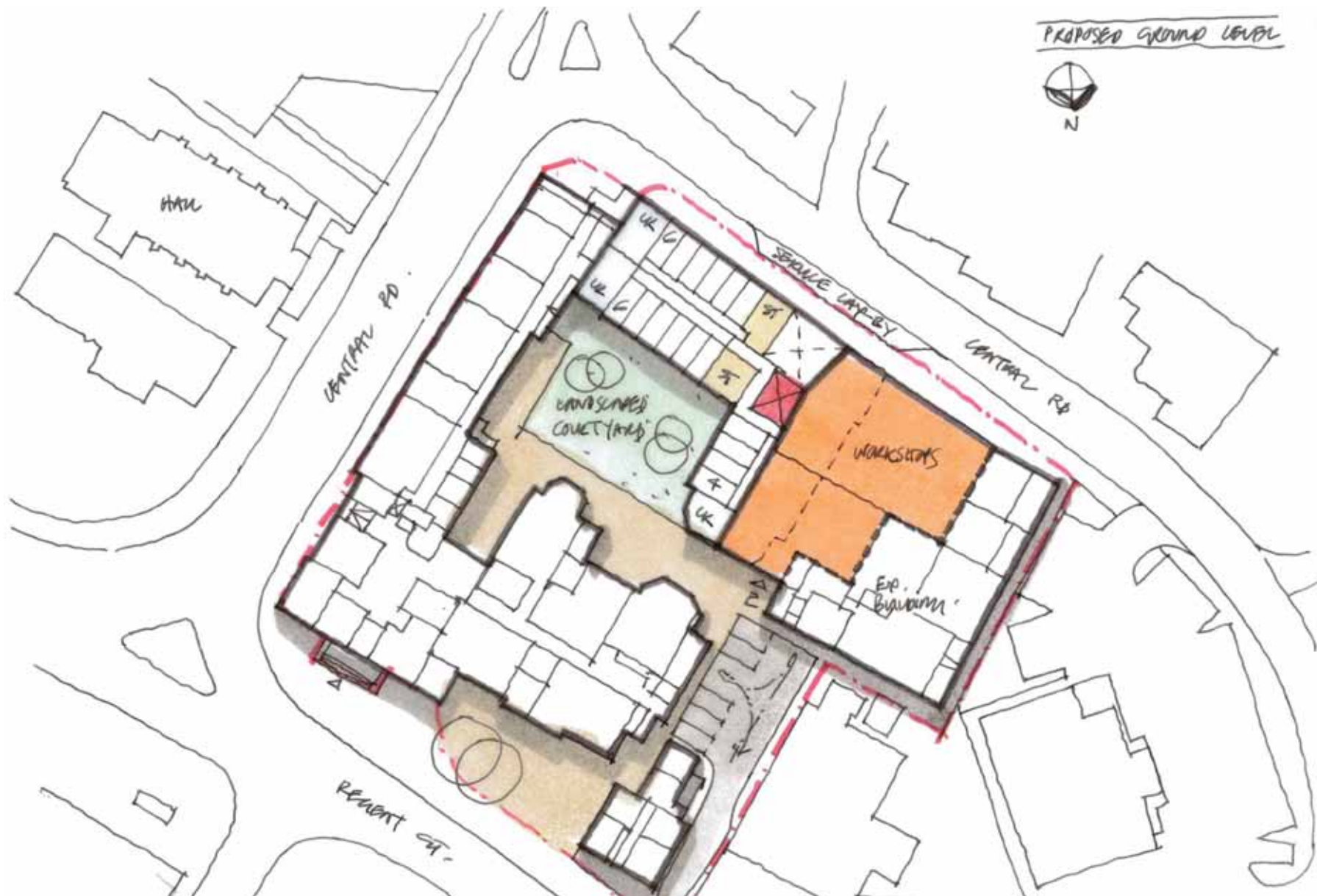


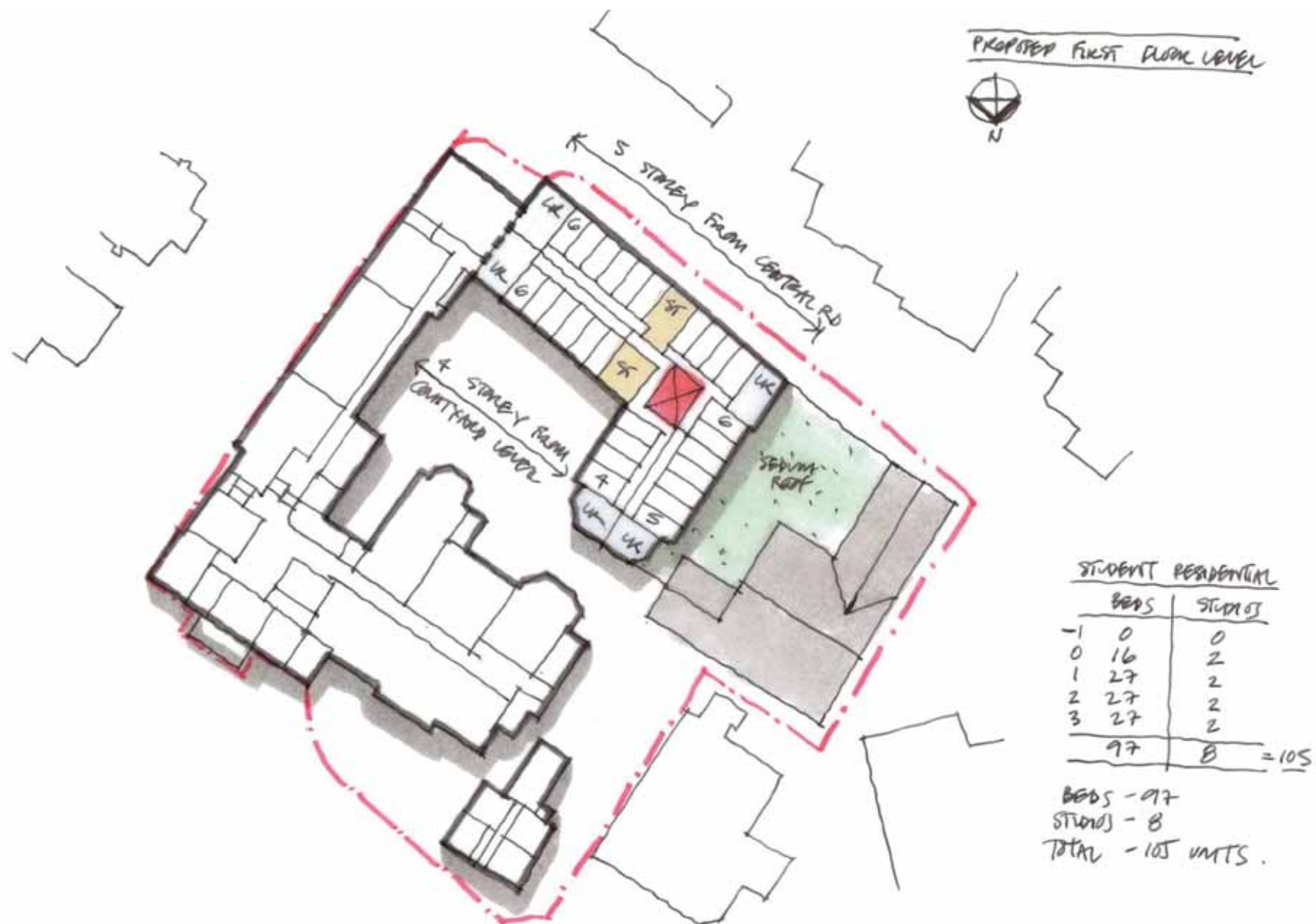
- Cafe/Servery (Public)
- Infill Courtyard
- Controlled Access To Art School
- Workshop Area













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