

Design Evolution

Previous masterplans submitted and discussed with Wrexham Borough Council.

Previous masterplans explored using the whole site for development.



The masterplan proposes residential development. The primary road network is aligned to provide development blocks which maintain optimum flexibility for the future detailed design of these blocks while retaining and working around key site features. The development blocks are designed to ensure that buildings can front or actively side onto all public spaces in order to create active, lively streetscapes which also have a strong defensible inner core to enhance the security of the scheme as a whole.

Masterplan

The masterplan is designed to create and emphasise a series of interconnected nodes that are clearly defined by key junctions in the movement and open space network. The nodes will become important landmark spaces aiding navigability and orientation (legibility).

The site will be laid out with all areas of public open space overlooked by building frontages. This will improve the security of these spaces through natural surveillance, enhance the feelings of safety for users, and thereby increase the use of these spaces.

The creation of views and the position of focal buildings and key buildings will help to create a unique scheme that responds to the site, aids orientation and navigability through the development and helps create identifiable spaces within the development with a strong sense of place for the scheme as a whole.

Key frontages must be designed to be distinctive and characterful to reflect the importance on the area which may be a key node or route through the site.

Key focal buildings will terminate key view lines or mark important areas within the scheme. Their design should make them stand out from other buildings to help create a sense of local identity and aid navigability through the site.

Secondary focal buildings respond to other view lines within the secondary movement network by ensuring that these views are terminated with attractive buildings rather than blank walls, garages or other less attractive features of the built environment.

Gateway features may be used to frame views and mark the entry to specific areas of the scheme. They may be formed with or without pinch points, may use symmetry or strong design features, may be houses or smaller built elements or landscape features such as walls or trees.

Of critical importance will be the interface of buildings with greenspaces, where the character of the buildings, the nature of their private boundaries, and the character of the streets which service them, all have a strong influence on the character of any adjacent public open space.

The proposed development retains a permanent green barrier / no build zone to protect the hertiage of the site.



- KEY**
- SITE BOUNDARY; 15.78ha (39acres)
 - MAIN ACCESS / VEHICLE ACCESS
 - ACCESS IMPROVEMENT TO EXISTING HIGHWAY
 - PUBLIC RIGHT OF WAY
 - LINE OF WAT'S DYKE
 - DEVELOPMENT BOUNDARY
 - KEY SETTING - EXISTING LONG DISTANCE VIEWS TO HORIZON & SETTING OF WAT'S DYKE PERMANENTLY MAINTAINED
 - STREETS
 - URBAN DESIGN FOCAL POINTS
 - GATEWAY NODE
 - ACOUSTIC ATTENUATION
 - INDICATIVE RESIDENTIAL FRONTAGE
 - DEVELOPMENT AREA
MEDIUM LEVEL DENSITY; UPTO 30no. Units pha
2 - 2.5 STOREY HEIGHT
DEVELOPMENT AREA; 6.31ha
UPTO 189NO. DWELLINGS
 - NO BUILD BUFFER ZONE FOR SCHEDULED ANCIENT MONUMENT
ENHANCEMENT / IMPROVEMENT OF WAT'S DYKE BY AGREEMENT WITH L.A
 - MAINTAINED LAND
(PERMANENT GREEN BARRIER)
 - LANDSCAPING
(PERMANENT GREEN BARRIER)
POS AREA; 2.6ha
- TOTAL UPTO 189NO. DWELLINGS**

Access and Safety

Access

The development will be served from a single point of access, requiring engineering operations and road alterations to accommodate new mini-roundabouts. Further details regarding the proposed highway access can be found within the Transport Assessment submitted as part of the planning application.

Roads and footpaths

The scheme will provide a comprehensive network of road and pedestrian paths to ensure that all parts of the development are readily accessible to all users. Local re-grading to the existing topography will allow the provision of all paths to gradients which can be negotiated by the mobility impaired.

Construction materials

The selection of materials for path surfaces will take into account the needs of all users and the potential to assist in navigation.

Entry to buildings

Homes will have level entry routes wherever possible, and approaches to all buildings with public access will be designed for ease of access.



Proposed Highway Access Plan

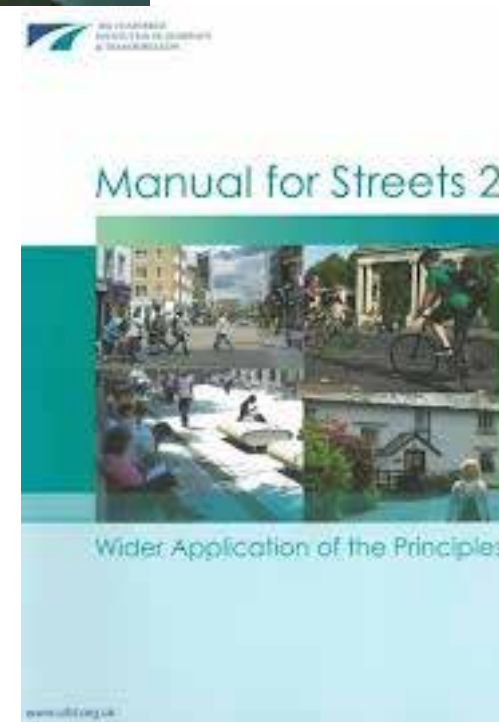
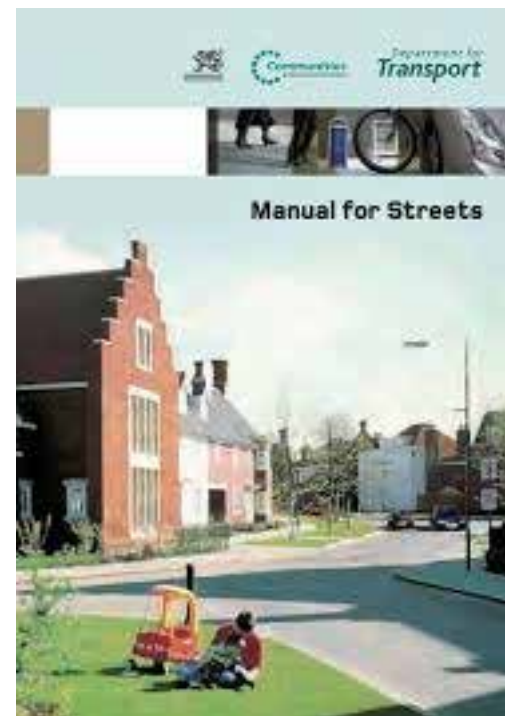
Access and Safety

Safety and Security

The scheme takes on board the key principles of design for safety as set out in 'Safer Places'. including:

- **Access and movement:** well defined routes, spaces and entrances provide for convenient movement without compromising safety
- **Urban structure:** the scheme is planned to ensure that different uses do not conflict
- **Surveillance:** all publicly accessible spaces are all overlooked by properties and I or vehicular routes
- **Ownership:** spaces are designed to promote a sense of ownership, respect, territorial responsibility, and community;
- **Physical protection:** well designed security features, such as lighting in the public realm, and security of buildings will be provided
- **Activity:** Outdoor public spaces encourages family activity to reduce the risk of crime
- **Management and maintenance:** Outdoor public spaces have been designed with management and maintenance in mind.
- **Crime impact assessment:** The creation of public realm spaces capable of delivering a scheme which meets each of the aspects of personal safety and security identified above has been taken in to account during the Masterplan development.

The proposed development will seek to achieve 'Secured By Design' and the details of how this is achieved this will be considered at the Reserved Matters stage.



Building Size, Scale and Amount

Amount of Development

The total site area is 15.79 ha. The breakdown of land uses on the site will be broadly as follows:

- Greens pace (inc. green barrier landscaping, open space, play areas) - 9.48 ha
- Residential development (inc. access and roads) - 6.31 ha

The scheme would have a density in the region of upto 30 dwellings per hectare (net of greenspace). This will deliver up to 189no. units, subject to a detailed layout being approved at the reserved matters stage.

Mix of Housing

The development will provide family housing with 2 - 4/5 bedrooms, which is appropriate to the current requirements of the local area. It is envisaged that the scheme will deliver housing in accordance with the following broad mix:

2 bed mews, semi and detached houses	30%
3 bed mews, semi and detached houses	60%
4/5 bed semi and detached houses	10%

Affordable Housing

A proportion of affordable housing will be constructed throughout the development, in a style consistent with other dwelling houses within the development and of a size commensurate with local need. The proportion of affordable housing, in accordance with local planning guidance, will be 25%.

Building Size and Scale

The Built Context

Housing in the wider Wrexham conurbation comprises a wide mix of styles and periods. Domestic buildings are generally 2 storey, however there are also some bungalows interspersed throughout.

Proposed Building Size and Scale (Parameters)

In order to sit comfortably within the existing built context, it is envisaged that the development will consist of 2 storey and 2.5 storey buildings.

Some 2.5 storey dwellings will be appropriate within the development to add visual interest, terminate key viewlines or frame spaces. It is envisaged that these will be restricted to a maximum of 25% of the overall development area.

Summary of building parameters:

	Width	Length
2 Bed Dwelling		
Upper limit	9m	6m
Lower limit	6m	9m
3 Bed Dwelling		
Upper limit	8m	9m
Lower limit	9m	8m
4/5 Bed Dwelling		
Upper limit	13m	7m
Lower limit	7m	13m

Landscaping

The proposed development would provide up to 189 residential units with associated infrastructure, landscape and open space requirements. It would extend the urban edge of Wrexham to existing defined landscaped boundaries and contribute to meeting the housing shortfall of the County Borough.

It is intended that the design will incorporate an integrated scheme of hard and soft landscaping that will compliment the new development yet be manageable and integrate comfortably with the proposed uses.

The provision of green spaces would soften the impact of the proposals and blend the scheme with the open area to the north. A strong landscape framework and defined street hierarchy will provide green arterial routes through the development and create a relatively tranquil suburban setting.



Typical street plan indicating a sample of plots;
Medium - higher density (approx 28no. units pha)

Appearance

Placemaking

Designs should concentrate on creating successful ‘places’ for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within the development to create a cohesive overriding character. These elements must also take account of local context to ensure that the design will fit harmoniously into its surroundings.

Architectural Quality and Style

The following broad design principles will be adopted throughout the development to ensure that the character is coherent:

Building Materials and Colour

Red brick buildings should be used to reflect the dominant building materials of the local area. Brick or stone sills and lintels, will be used as a unifying theme and bay windows should be introduced where appropriate. Occasional use of rendered facades and architectural detailing, such as mock Tudor elements, may be used to add variety and definition at key locations within the site. Rainwater goods will be either black or coloured to blend with walls.

Building Layout

Building layout will respond directly to the landscape setting. All pedestrian routes and activity spaces will be overlooked by adjacent properties. Building layout will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings.

Building Style and Form

Houses will be a maximum of 2.5 storeys and should aim to be a contemporary interpretation of the traditional red brick character found around the local area. These traditional built forms will be sensitively modified to deliver sustainability objectives. Elevations should be simple, regular, and with limited recesses.

Front Entrances

Front doors and their surrounds will be given careful consideration to ensure that they establish a high quality feel to the streetscape. The design of doors will vary and will be appropriate to the style of the house. Front boundary treatments will include horizontal ‘estate’ railings, red brick walls and hedgerows to replicate the character of the local area. Where rear garden boundaries front onto public realm high quality boundary treatments such as a 1.8m high red brick wall should be used to retain high quality within the adjacent public areas.

Personalisation

The approach to the design of individual units will allow for the possibility of adaptation and personalisation by residents within a well defined framework of consistent building elevations and front boundary treatments.

Character Areas

Whilst not considered in detail at this stage, in light of the application being in outline only with all matters reserved except for access, it is envisaged that character areas will be established within the site to create a logical change in character through the development which will fit comfortably into the surrounding area and which will enhance legibility and a sense of place within the development.

The following pages give a brief flavour of the distinguishing features of the character areas, however the guidance is not intended to be exhaustive or wholly prescriptive. It is intended to set out the character that is envisaged, and which should be taken forward as the scheme is developed through the reserved matters stage.

Defining characteristics for specific character areas will consider the following key headings:

- Public realm and landscape setting
- Urban form
- Streets and movement
- Frontages
- Range of dwellings
- Elevational treatment
- Tree planting
- Hedgerow/shrub planting
- Grass
- Footpaths
- Ecological and landscape features

Summary & Conclusions

The planning application is submitted in outline only with all matters reserved for subsequent approval, except for use and access. The proposed use of the site is a residential development.

At 30 units per ha the development would deliver up to 189no units. It is submitted this density is appropriate, in consideration of the urban conurbation of Wrexham.

The illustrative masterplan layout defines the main areas of open space. These will accommodate a mix of hard and soft landscaping to create attractive, usable and manageable areas. Final details are to be approved through an appropriate landscaping schedule, focusing on satisfying the resident's needs and the specific locations across the scheme.

The principal aim is to create a fully integrated movement network that responds to the existing single access point to also serve pedestrian and cycle traffic and provide a convenient connection to nearby public transport facilities and the services / facilities of nearby settlements.

It is submitted that the site offers a sustainable location with a good supply of both bus travel and rail travel in close proximity to the site, the provision of local services and facilities in nearby settlements that are within easy walking / cycling distance and good connections to the main highway network.

The development of this site has been guided by a simple and robust vision, which has evolved through the masterplanning process. This vision is to create a high quality residential neighbourhood, adopting a 'Manual for Streets' approach to the design principles, in a highly sustainable location and making the best use of previously developed land, as supported by national planning guidance.

The illustrative scheme sets out to create an attractive walkable residential neighbourhood using design guidance set out in Manual for Streets and Manual for Streets 2.

The scheme sets out to encourage good design that will create places with distinctive character, pleasant to use and human in scale & to make efficient use of available land.

The scheme sets out to promote character by responding to and reinforcing locally distinctive patterns of development and landscape.

The scheme sets out to promote accessibility and local permeability by creating routes that are attractive, safe and work effectively for all users.

The scheme sets out to create an attractive public realm with a series of linked streets, squares and spaces.

The development will contain a mix of units providing accommodation in a range of size, types and affordability to make the best and most appropriate use of the site. It is envisaged that the proposed housing mix will help promote a sense of community, reflecting local need and desirability for family orientated housing provision.

The proposed development retains a permanent green barrier / no build zone to protect the hertiage of the site.