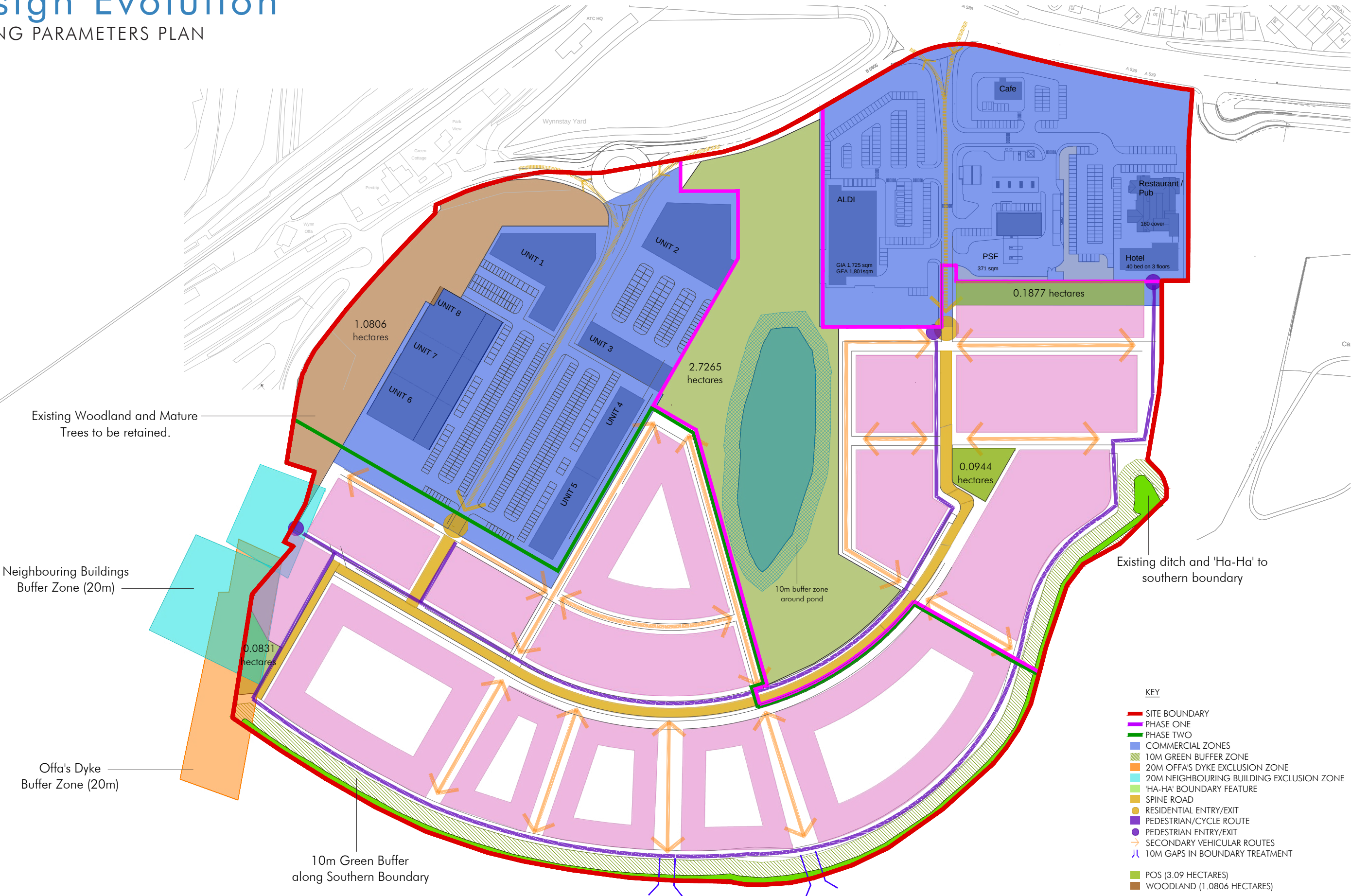


Design Evolution

EXISTING PARAMETERS PLAN



Existing Parameters Plan

Design Evolution

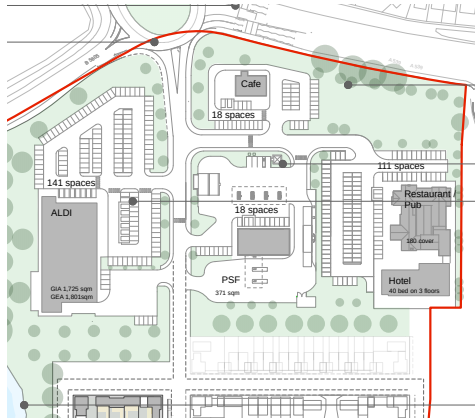
OPPORTUNITIES & CONSIDERATIONS

There are a number of opportunities and constraints for this site, which have been carefully considered in the preparation of the scheme for this site.

KEY OPPORTUNITIES

The main opportunities were determined to be:

- Opportunity to provide new contemporary dwellings on a vacant greenfield site, which will extend the settlement of Ruabon and help increase housing stock in the area;
- The proposed routes for accessing the site will provide limited vehicular entrances into the residential scheme increasing security;
- Existing woodland to the north-west of the site will create a natural landscape buffer between the adjacent road and the proposed development;
- Existing large pond will create a central focal point and amenity for the scheme, whilst creating an opportunity to promote biodiversity;
- Maximising views of the neighbouring countryside to the south of the site;
- The natural gradient of the site will help promote views to the neighbouring countryside throughout the site, particularly along the landscaped corridors and fringes to the site.
- Create a high quality sustainable open space and SUD's strategy.
- Opportunity to create green corridors through the site.



KEY CONSIDERATIONS

The main considerations in preparing a detail masterplan for the site include:

- The relationship with the approved commercial developments to the north and north west of the residential development;
- The approved routes from Llangollen Road, through the commercial developments and into the site should be retained as per the outline scheme;
- A 10m buffer zone is required alongside the existing mature trees along the north-west boundary and pond located in the centre of the site;
- 20m exclusion zone is required between neighbouring properties and Offa's dyke located south-west of the site;
- The sloping gradient of the site and change of level between the north (highest point) and south of the site (lowest point);
- Existing 'Ha-Ha' and ditch along the southern boundary of the site.
- Existing public sewer running through the site.
- Need for a substation as part of Phase One directly off the spine to serve the entire development.

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OPPORTUNITIES & CONSIDERATIONS



KEY

- Phase One Boundary
- Blueline Boundary
- Vehicular Access
- Spine Road
- Substation Required
- Views towards existing natural assets
- Existing Sewer Easement
- Offa's Dyke Exclusion Zone
- Boundaries to Commercial Developments
- Green Buffer Zone
- Tree lined boundary
- Areas for SUD's
- Potential Views out of the site

Site Constraints and Opportunities Plan

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MASTERPLAN DEVELOPMENT

Development of the outline masterplan will aim to provide a range of housetypes within the scheme, whilst maximising the relationship with the surrounding countryside.

1. The initial revised scheme softened the grid pattern of the dwelling by creating smaller plots of houses and tidying parking courts throughout the site. Dwellings along the southern boundary have been reorientated to have their frontages facing south, with vehicular access and cycle route running parallel.

It was also proposed at this time to a care home/ day care development as part of the scheme, in the north-east of the site.

2. A study was undertaken to assess the viability of a residential scheme in the area designated for office development. At this time it was decided to remain within the parameters of the outline approval.

3. The scheme was further developed to soften the impact of the proposed dwellings and increase the amount of green space throughout the site. Larger swathes of green space connect the central pond area to the southern boundary divided only by the main route crossing the site. This will permit views from the heart of the site through to the surrounding countryside whilst moving through the site, whilst breaking up the dense parcels of dwellings.



1. Initial Sketch Masterplan

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MASTERPLAN DEVELOPMENT



2. Sketch Masterplan with Extended Residential Layout



3. Developed Residential Layout with Greater Green Amenity

Design Evolution
ELEVATIONS & MATERIALS

