

Northern site Masterplan

- 1 Office car parking
- 2 Station car parking
- 3 Station accessible car park
- 4 Car park associated with commercial unit
- 5 Private car parking for office
- 6 Pedestrian and cycle access to Spring Gardens/Rhosddu Park
- 7 Station drop-off bays
- 8 Designated Taxi bays





## 5.0 design development

The second key part to the site development concerns the new office building. The following pages describe the strategic thinking that has developed the site into an appropriate scale and appearance of architecture.

### 5.1 existing site context

The adjacent image shows the existing site context and key surrounding attributes.

- 1 wrexham general railway station
- 2 jewsons commercial unit
- 3 jewsons site storage
- 4 jewsons site compound
- 5 vacant site
- 6 former girl guides facility
- 7 wrexham district scouts
- 8 royal mail wrexham
- 9 grosvenor gardens residential buildings
- 10 existing pedestrian access route to/from town centre





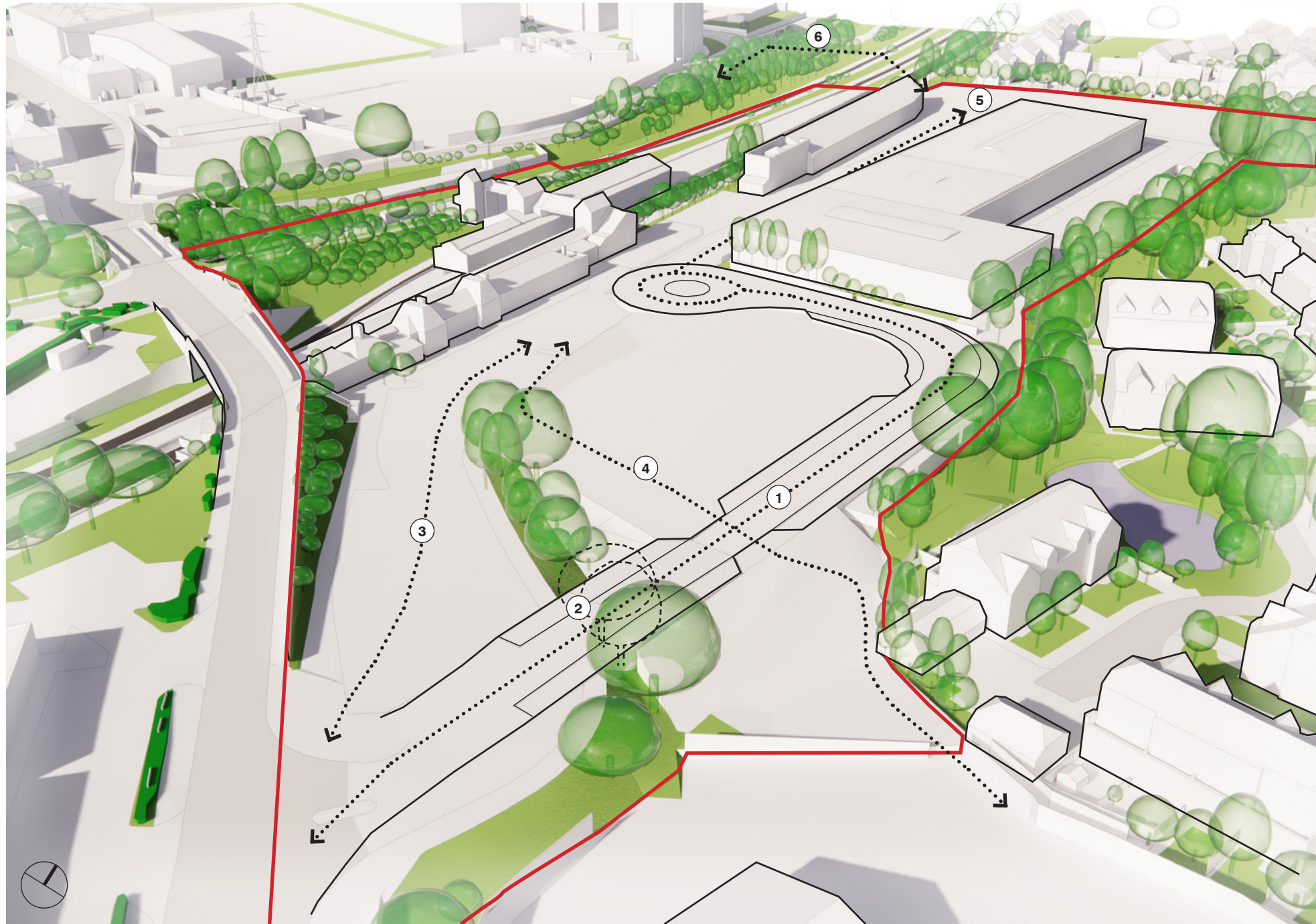
5.0 design development



5.2 site clearance

- 1 Removal of existing boundary walls & fences from former commercial unit.
- 2 Removal of concrete post & metal fencing that current defines the boundary split between the former commercial unit, the Girl Guides facility and pedestrian route to town centre.
- 3 Demolition of former Girl Guides facility and Wrexham District Scouts Building to enable future development.
- 4 Retention of as much existing trees and soft landscaping as practically possible.





## 5.0 design development

### 5.3 transport infrastructure and pedestrian links

- 1 Introduction of key transport infrastructure that enables vehicular links from Regent Street to new bus stops, coach parking, taxi ranks and new station car parking.
- 2 Removal of a minimum possible number of trees and soft landscaping to allow vehicular route into the site.
- 3 Station Approach not only provides a key pedestrian link from Regent Street to Wrexham General, but also very much a visual link. This approach will be retained but solely as a pedestrian route, facilitating wayfinding and providing a grand approach to the station.
- 4 Another key link that exists is the pedestrian route from Wrexham General to the town centre via the boundary of the Royal Mail site. This will be retained but manipulated and improved to cater for the introduction of the new office building.
- 5 New station car parking located to the North West of the site on the former Jewsons site compound.
- 6 Introduction of new pedestrian connection from site to Crispin Lane allowing increased accessibility and permeability to the site.