TREVOR BASIN AREA MASTERPLAN

The Bridge That Connects

7th October 2019

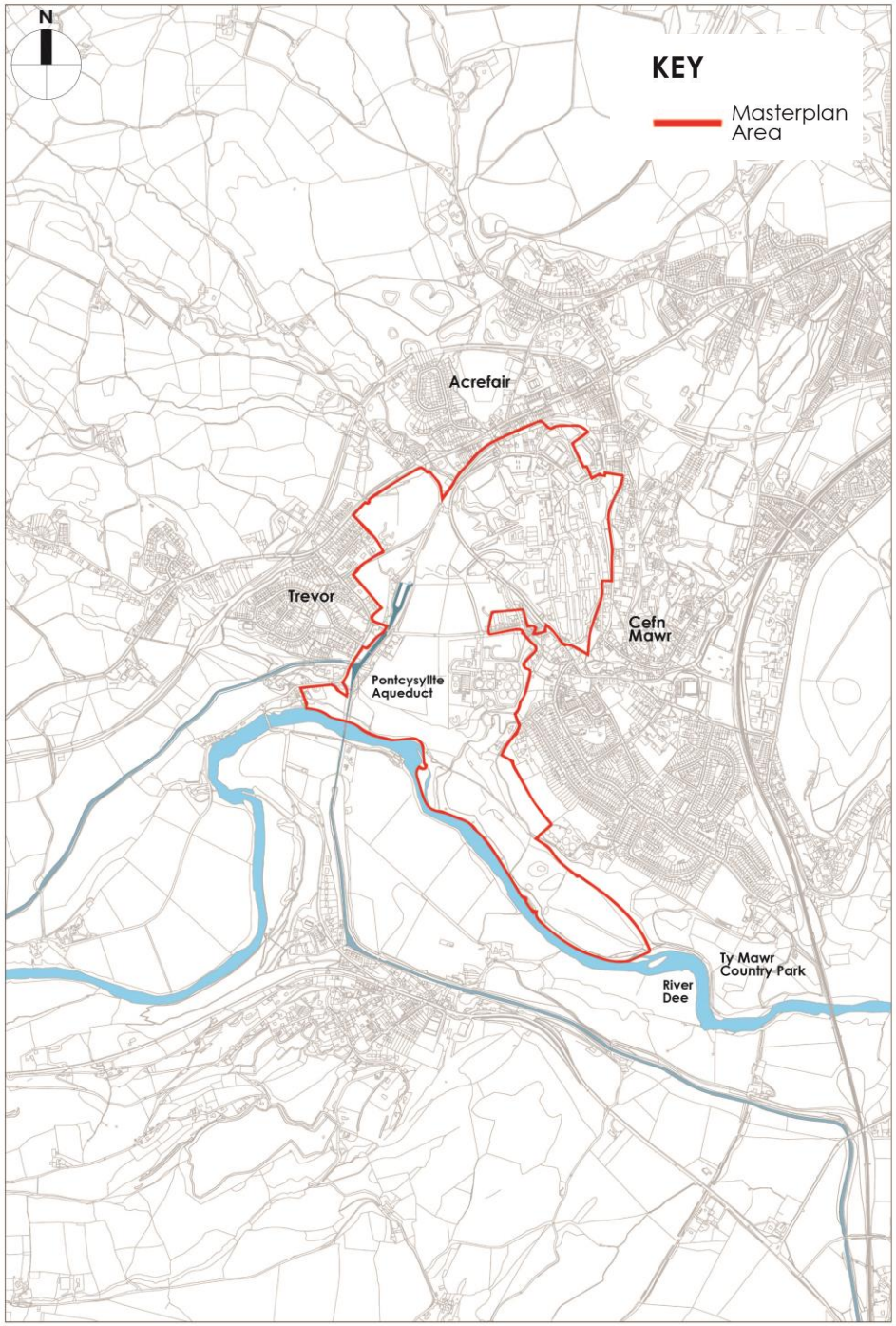
ARCADIS Design & Consultancy for natural and built assets

LegatOwen CHARTERED SURVEYORS

Solutia

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

Glandŵr Cymru
Canal & River Trust in Wales
Da yw bod wrth y dŵr



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The Brief in Brief

- Masterplan boundary
- Three zones:
  - Trevor Basin & adjoining land
  - Main industrial site
  - Woodland, country park, riverside areas
- Three landowners

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Key Aims & Objectives:

- To reach a **viable and deliverable** masterplan, including:
- Safeguard the World Heritage Site
- Maximise economic & community benefits
- Realistic options for brownfield regeneration
- Minimise brownfield maintenance
- Enhance visitor attractions & dwell time
- Balance needs of community, residents and visitor numbers
- Improve accessibility
- Health & wellbeing of community & visitors
- Explore viability for extending canal / waterspace
- Effective community engagement
- Inform ongoing LDP process
- Inform Client's asset management strategy for landholdings

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- A bespoke response to a unique opportunity
- An all inclusive vision (clients, community & visitors)
- Need to embrace the World Heritage Site
- Seek value added e.g. community value, visitor attractions & services, connectivity, employment
- Green infrastructure opportunities
- Economic impacts and opportunities
- Innovation – delivering something unique

Opportunities identified through consultation

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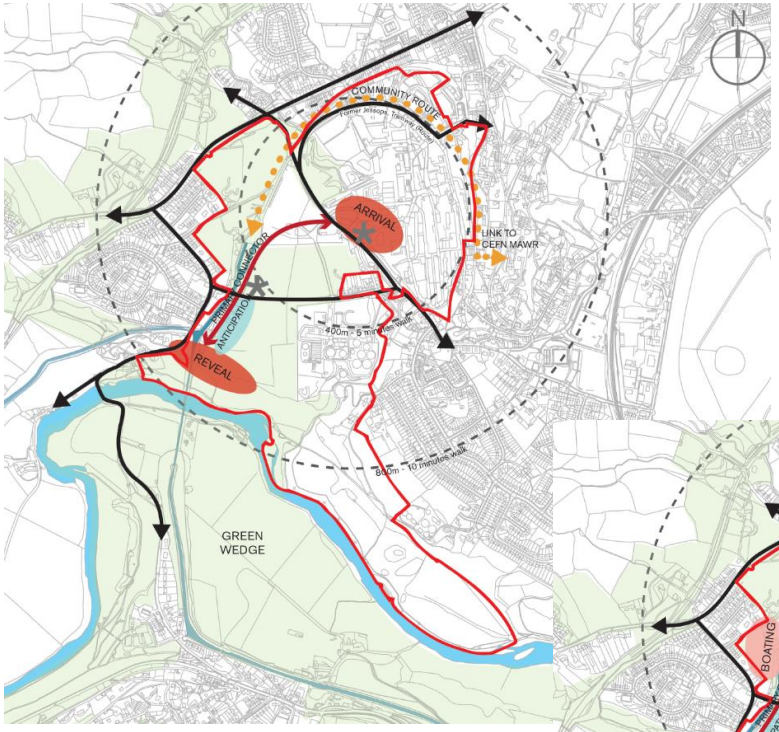

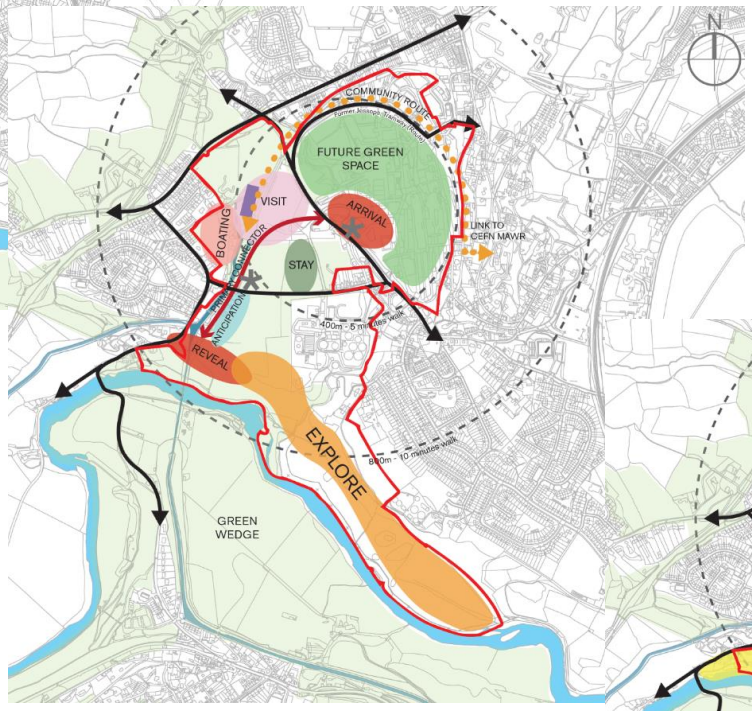

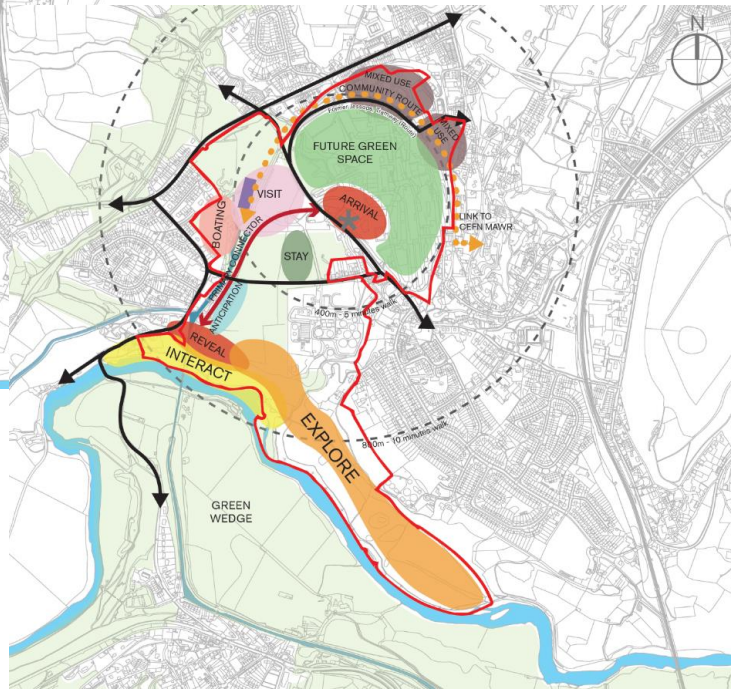

Preliminary Zoning Ideas





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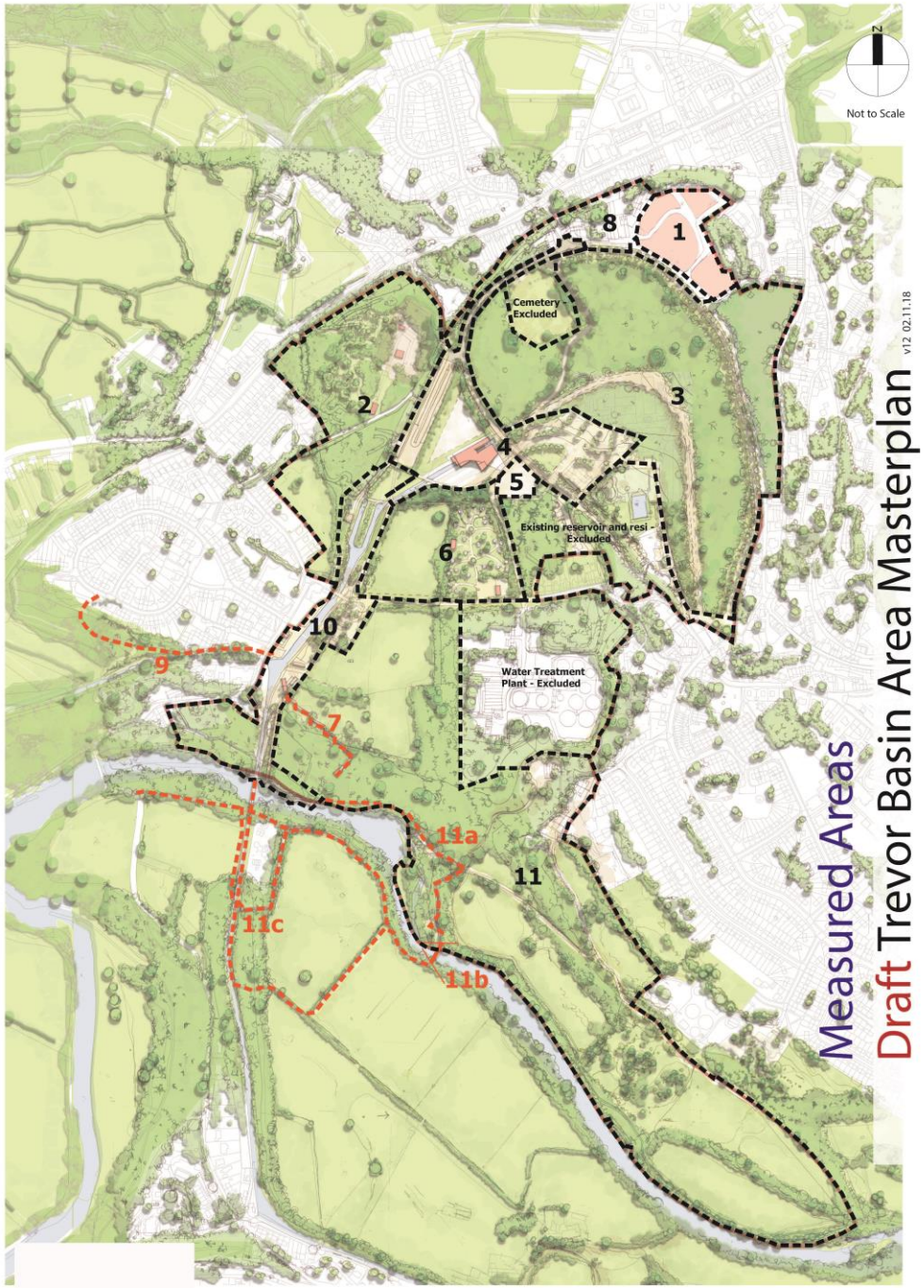
Case Studies

- Stonehenge Visitor Centre
- Giant's Causeway Visitor Centre
- Heritage boats e.g. Cutty Sark
- Falkirk Wheel
- Treetop walks / viewing platforms e.g. Kew Gardens
- Visitor attractions e.g. Zipworld / Bounce Below
- Glamping sites



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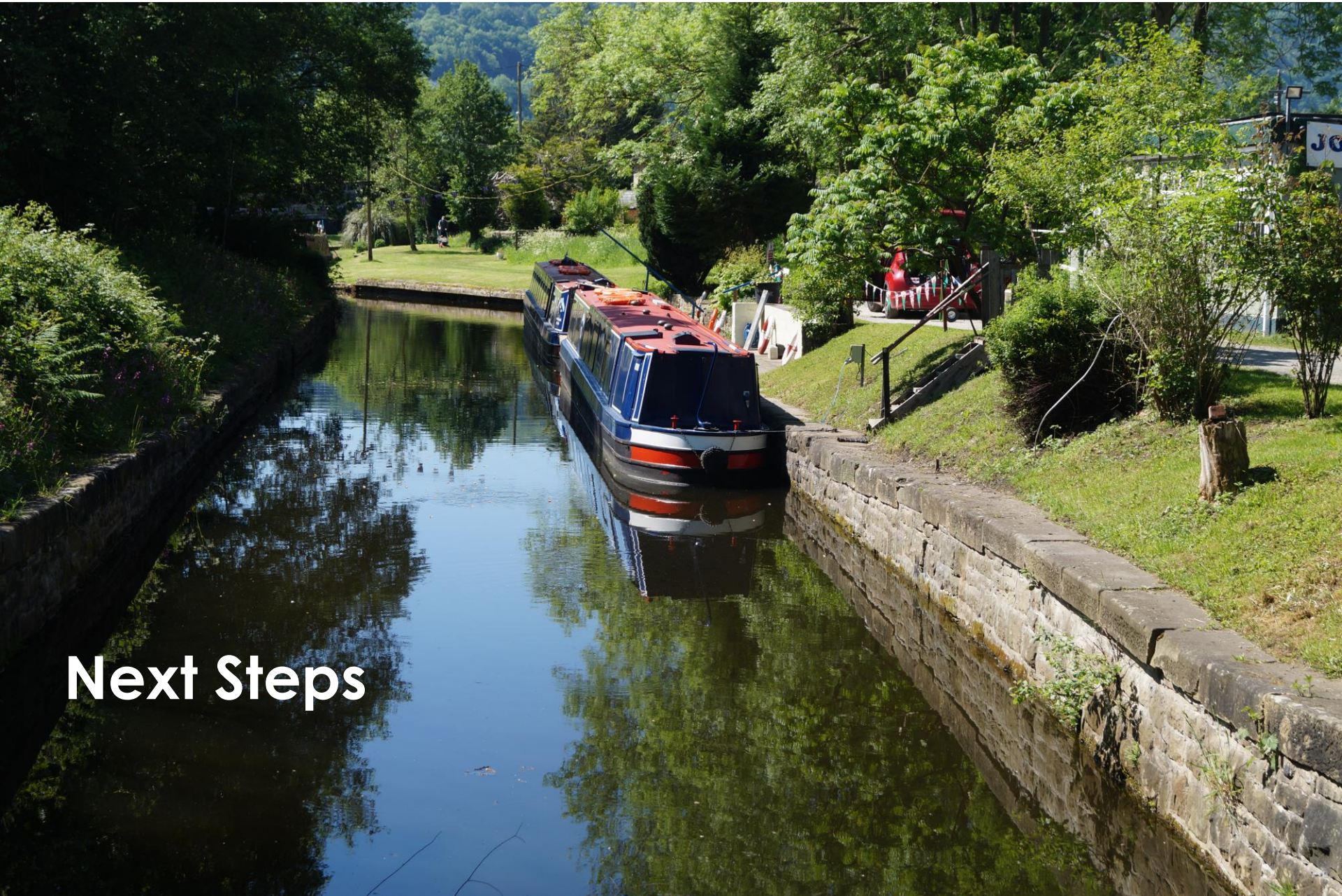
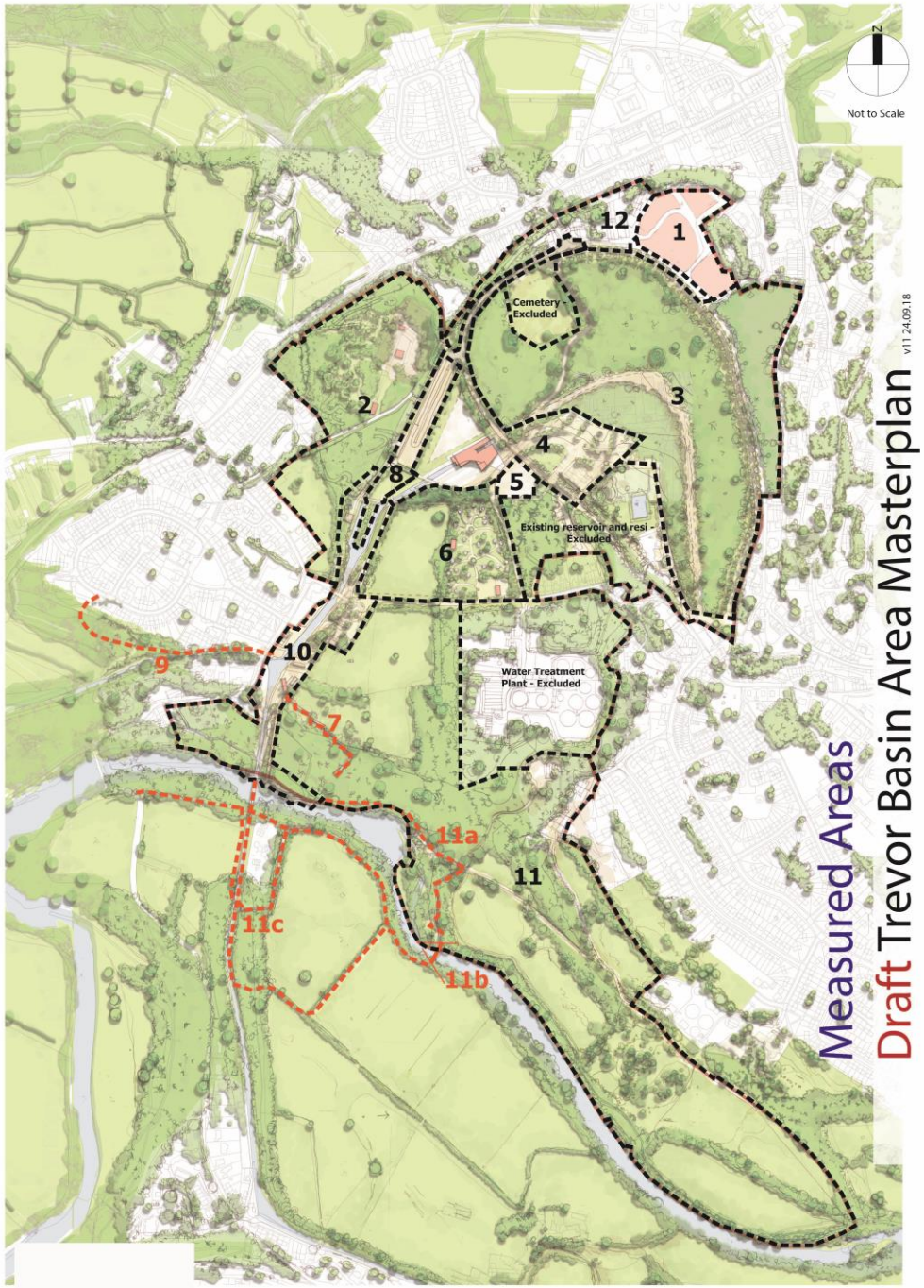
Emerging Masterplan

1. Potential Mixed Use Development
2. Woodland Activity & Education Centre
3. Former Manufacturing Area – Future Green Space
4. Primary Arrival / Car Parking / Welcome Centre
5. Development Plot
6. Glamping / Camping Site & Open Space
7. Treetops Walk – 'Telford's Treetops'
8. Former Viaduct Footpath
9. Clinker Trail
10. Basin Area
11. Dee Valley Walks & River Bridge



Next Steps



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Economic, social and wellbeing **assessment** of opportunities

Present a **robust** case for public / private funding for core elements

Amend / finalise the masterplan subject to the outcomes of the above

Trevor Basin Area Masterplan showcased as a **transformational cross-portfolio** project

The Plan that Connects