TREVOR BASIN AREA MASTERPLAN
The Bridge That Connects
7th October 2019
The Brief in Brief

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

- design
- food trail
- pop-up stalls
- arrival point
- circular walks
- arts and crafts
- i-beacons
- accommodation
- floating markets
- tree planting
- gift shops
- public transport
- disused railway line
- heritage displays
- watersports
- glamping
- community
- links
- events
- habitat creation
- education space
- Jessops Tramway
- Clinker Trail
- links to Ty Mawr
- workshops
Preliminary Zoning Ideas
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
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
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