Warrington Town Centre
Draft Supplementary Planning Document

Diagrams and Plans

February 2021

WARRINGTON
Borough Council

List of figures (diagrams and plans)

Figure Number	Title
1	SPD Area
2	Warrington town centre – urban grain
3.	The Ten Characteristics of a Well-Designed Place
4.	Warrington town centre – street hierarchy
5.	Conceptual Design for A49/Church Street/Dial Street Junction
6.	Conceptual Design for Sankey Street – Informal Street Moving to a Pedestrian Street
7.	Key gateway locations
8.	Town Centre SPD Parking Areas
9.	Warrington circular parklands
10.	Town centre conservation areas
11.	Warrington masterplan development quarters
12.	Town centre riverside/ southern gateway opportunity area
13.	Key connections / routes
14.	Streetscape
15.	Residential block
16.	Air quality Management
17.	Road noise
18.	Principles of dual-aspect dwellings

Figure 1 – SPD Area

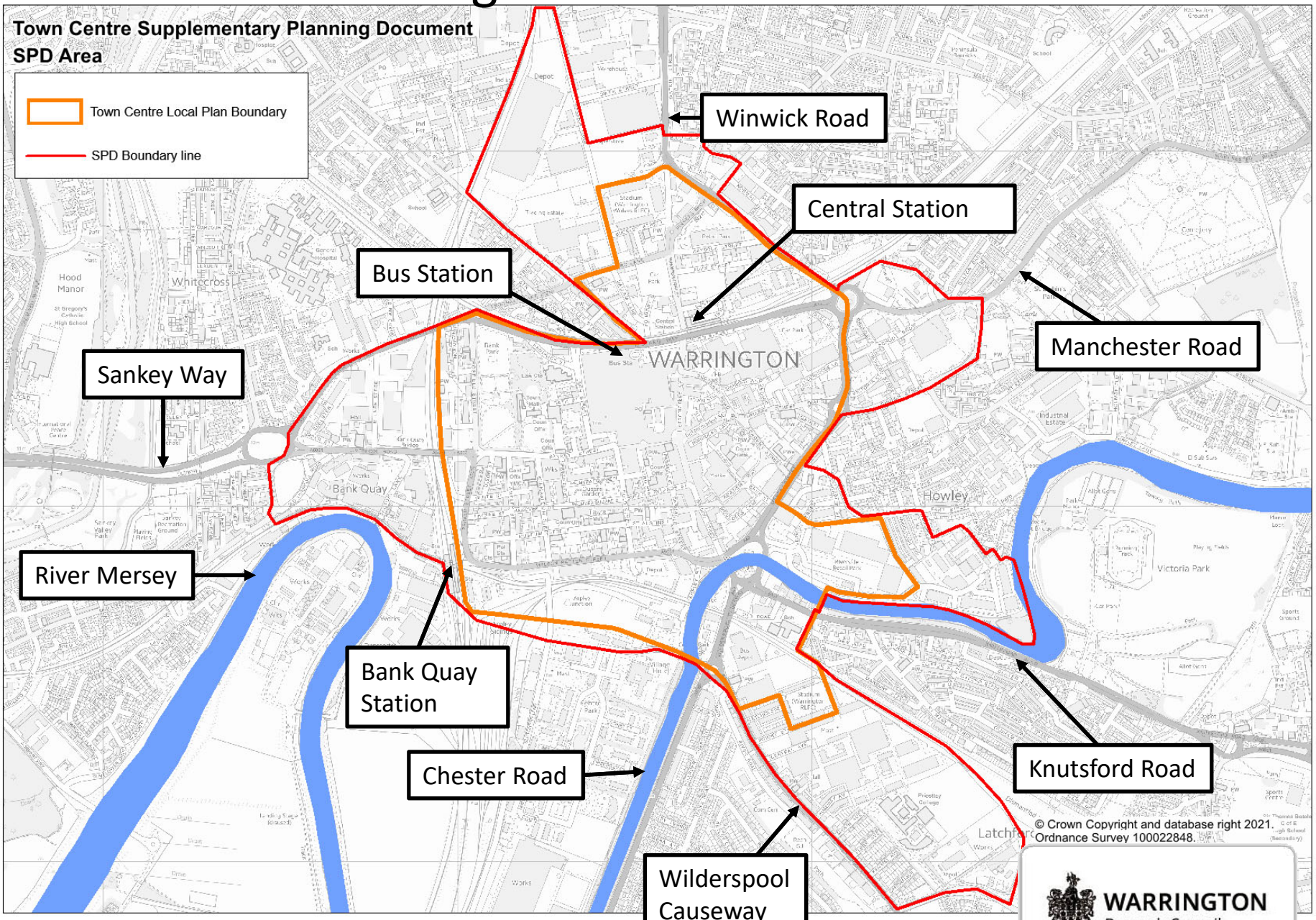
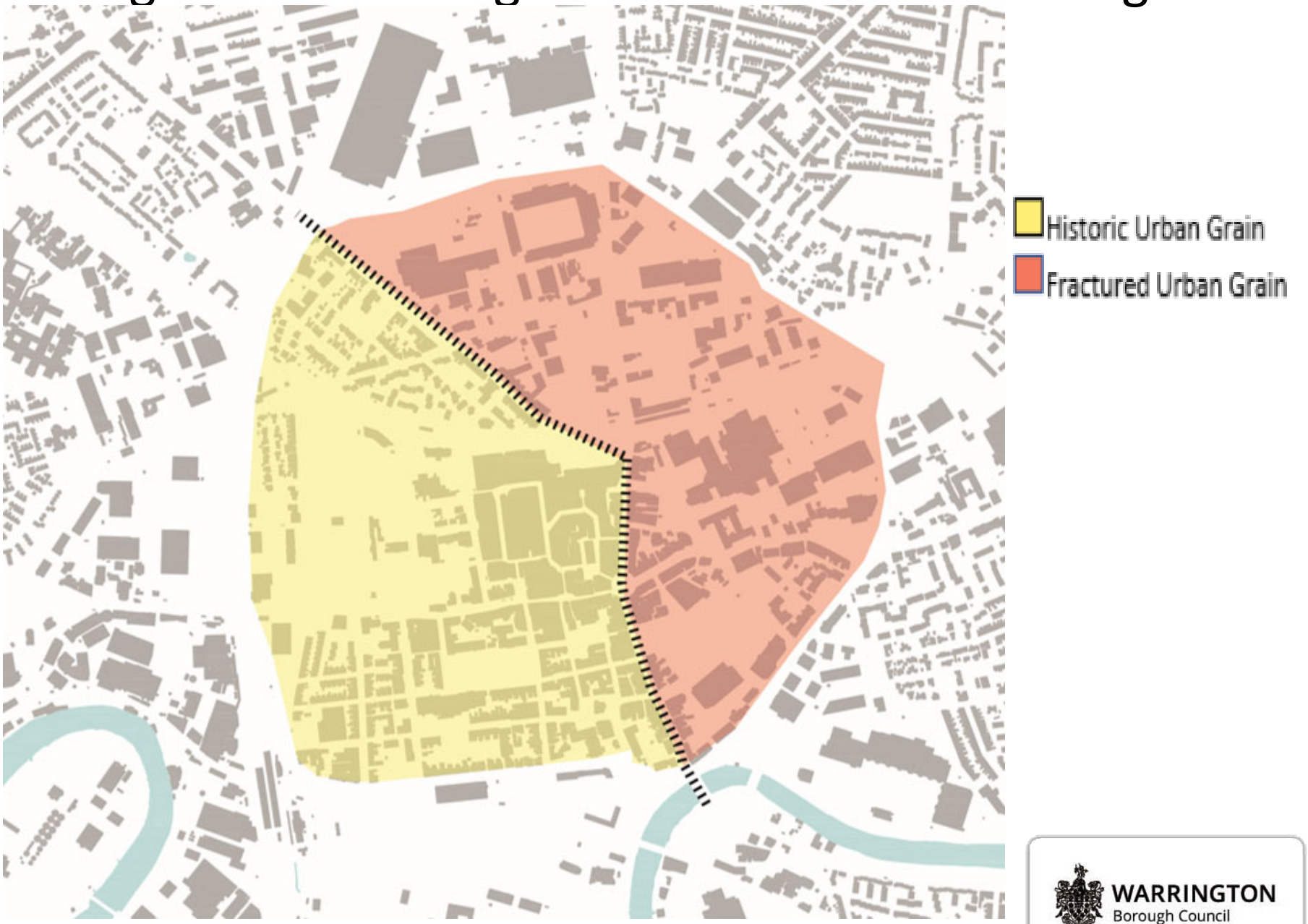


Figure 2 – Warrington Town Centre – Urban grain



WARRINGTON
Borough Council

Figure 3 – The Ten Characteristics of a Well-Designed Place

Source: National Design Guide – Planning practice guidance for beautiful, enduring and successful places. Ministry of Housing, Communities & Local Government. October 2019.

WARRINGTON
Borough Council

Figure 4 – Warrington town centre – street hierarchy

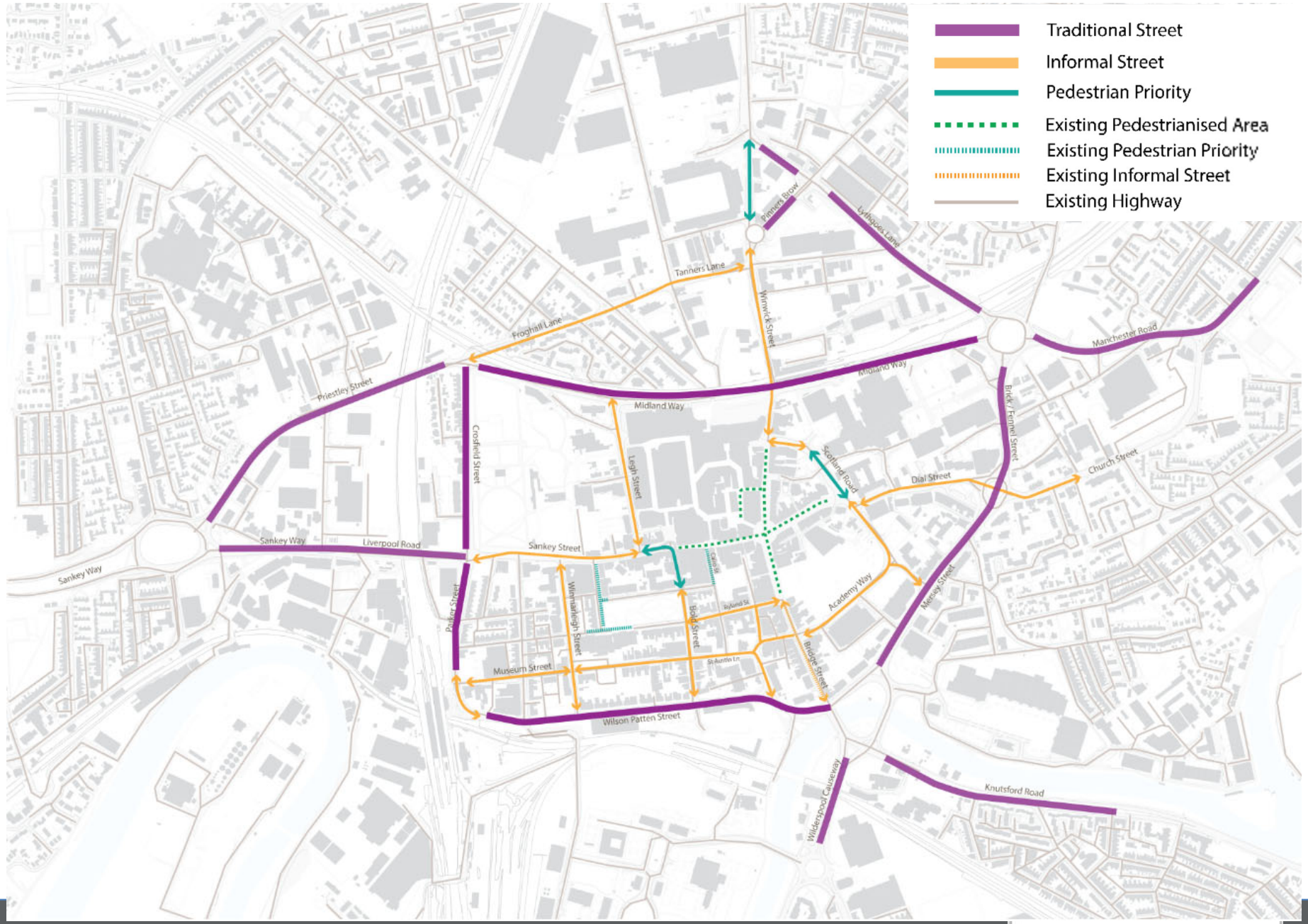


Figure 5 – Conceptual Design for A49/Church Street/Dial Street Junction

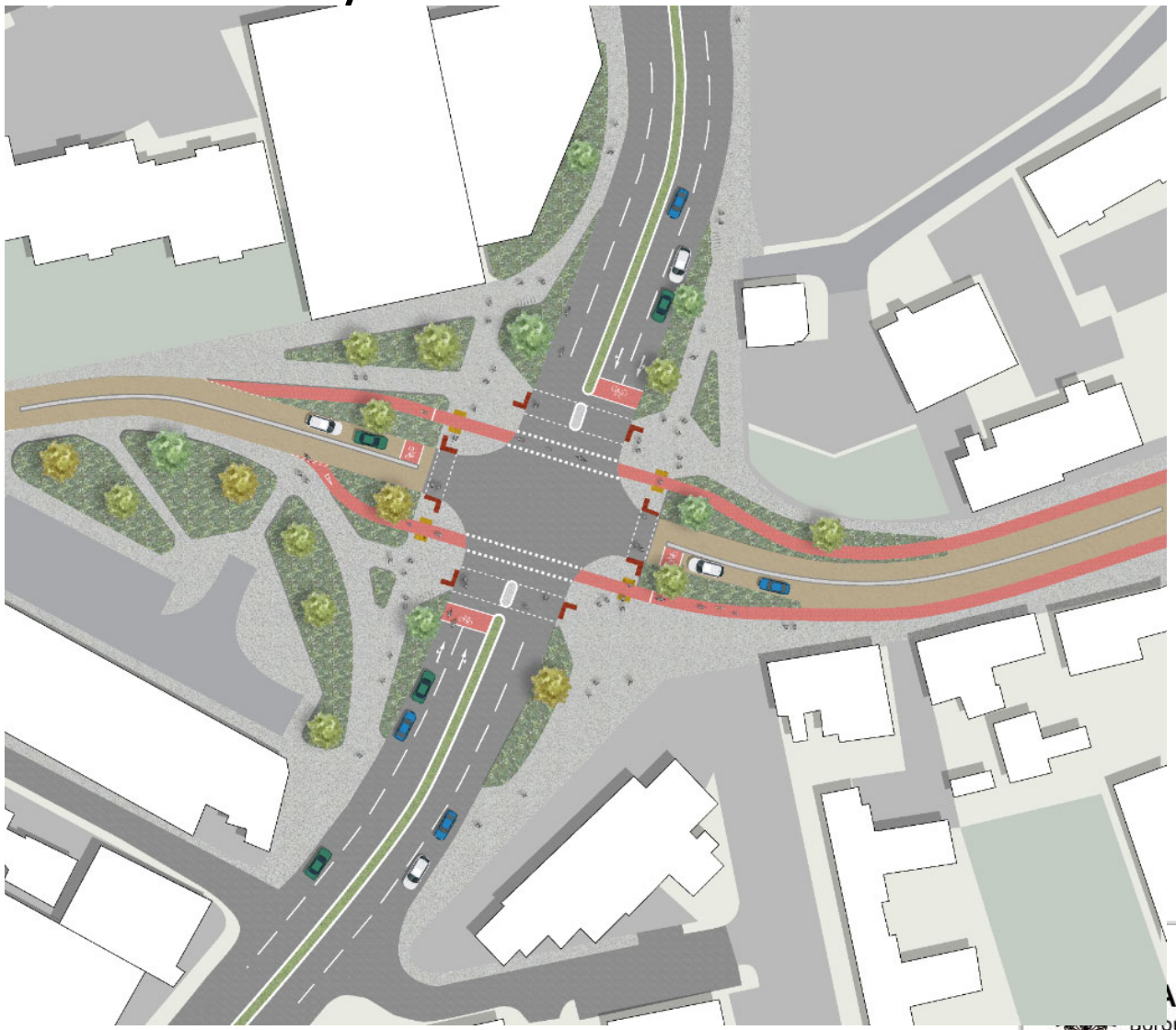
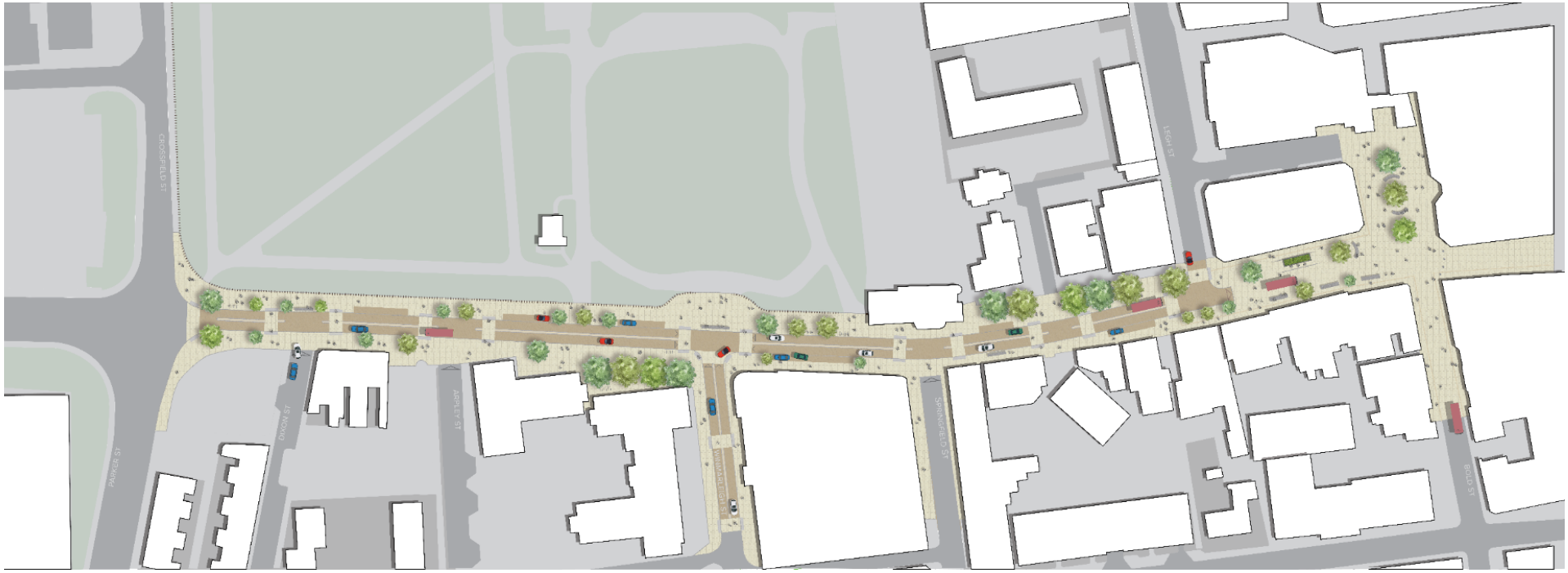


Figure 6 – Conceptual Design for Sankey Street – Informal Street Moving to a Pedestrian Street



WARRINGTON
Borough Council

Figure 7 – Key gateway locations

WARRINGTON
Borough Council

Figure 8 – Town Centre SPD Parking Areas

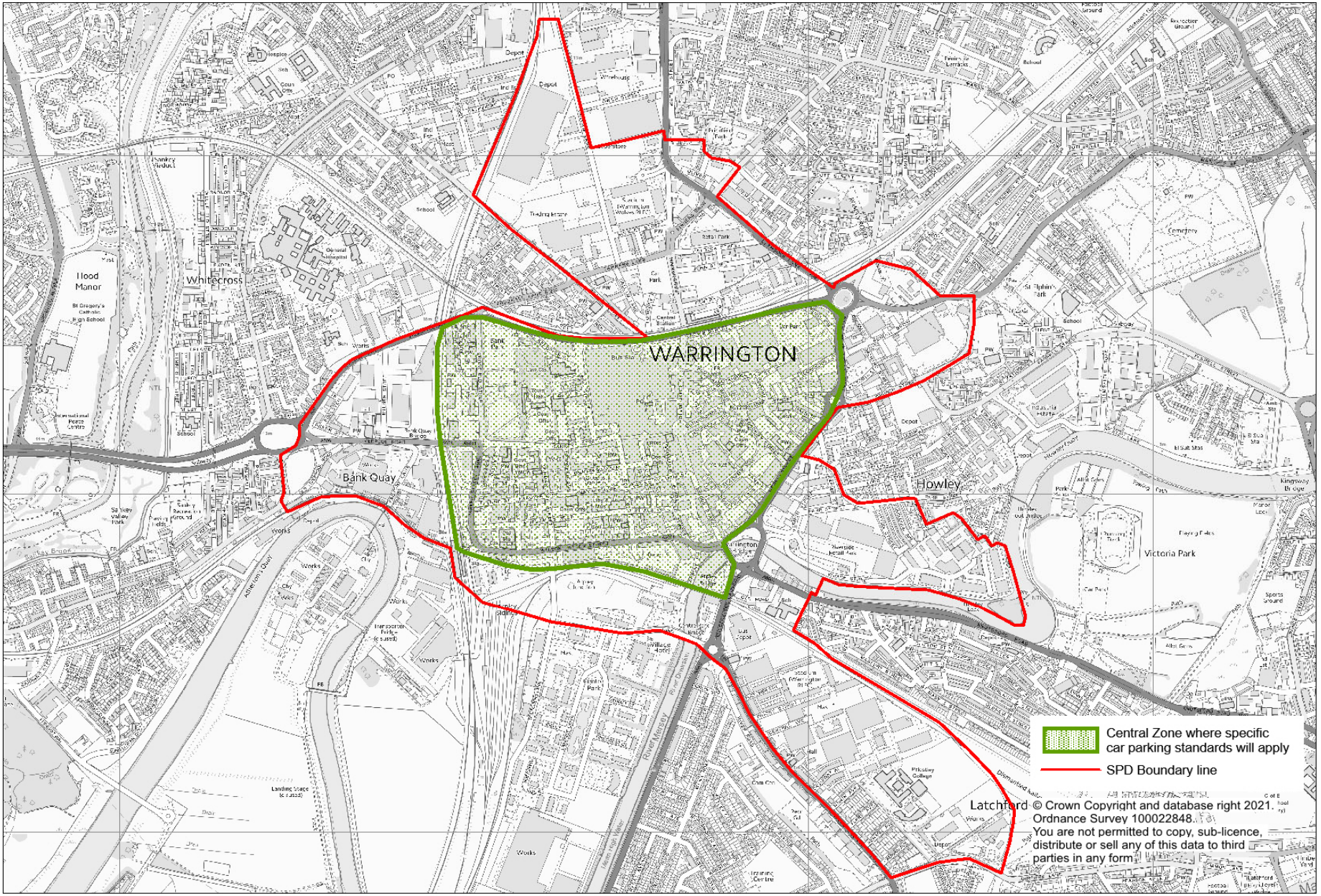


Figure 9 – Warrington circular parklands

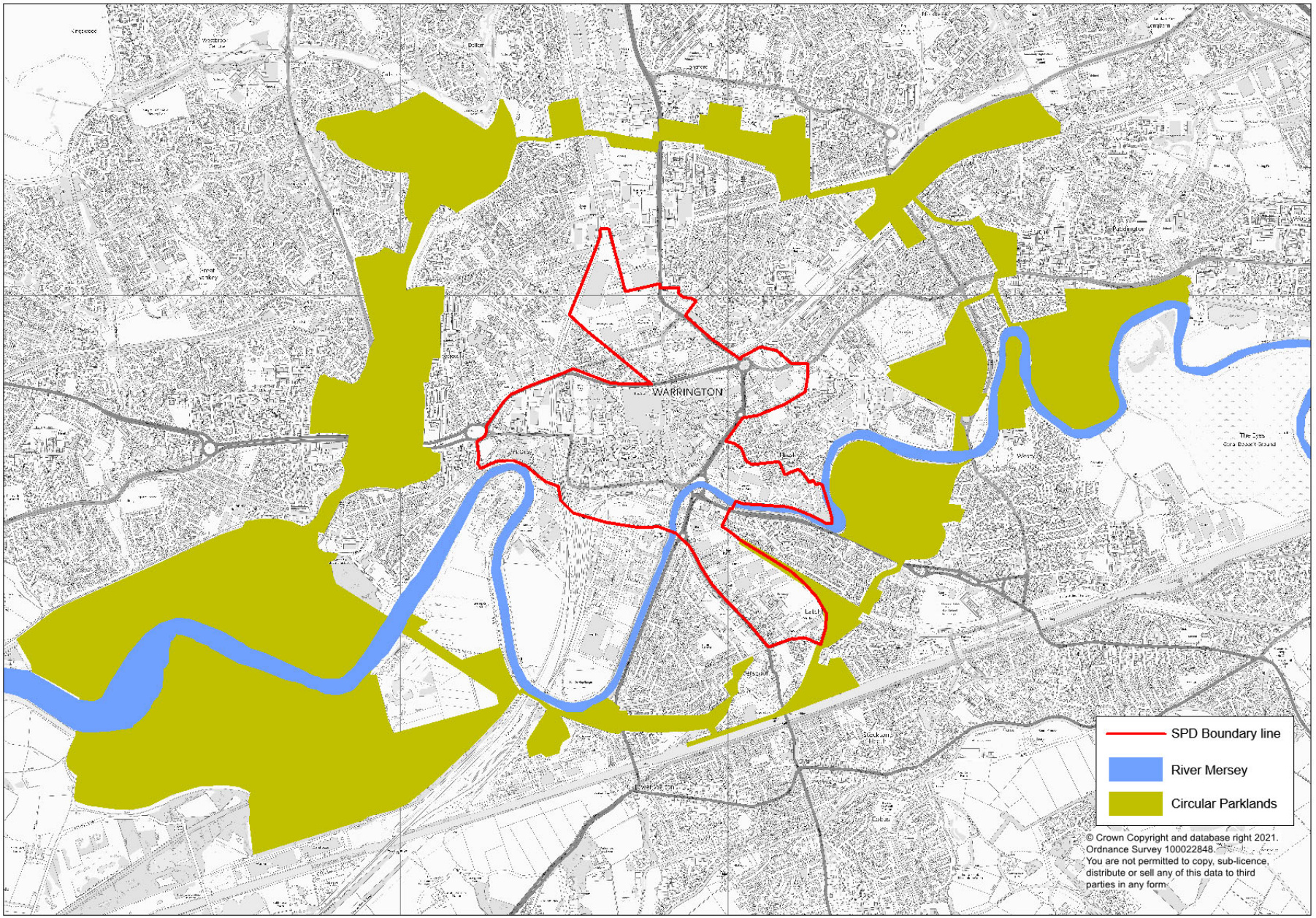


Figure 10 – Town centre conservation areas

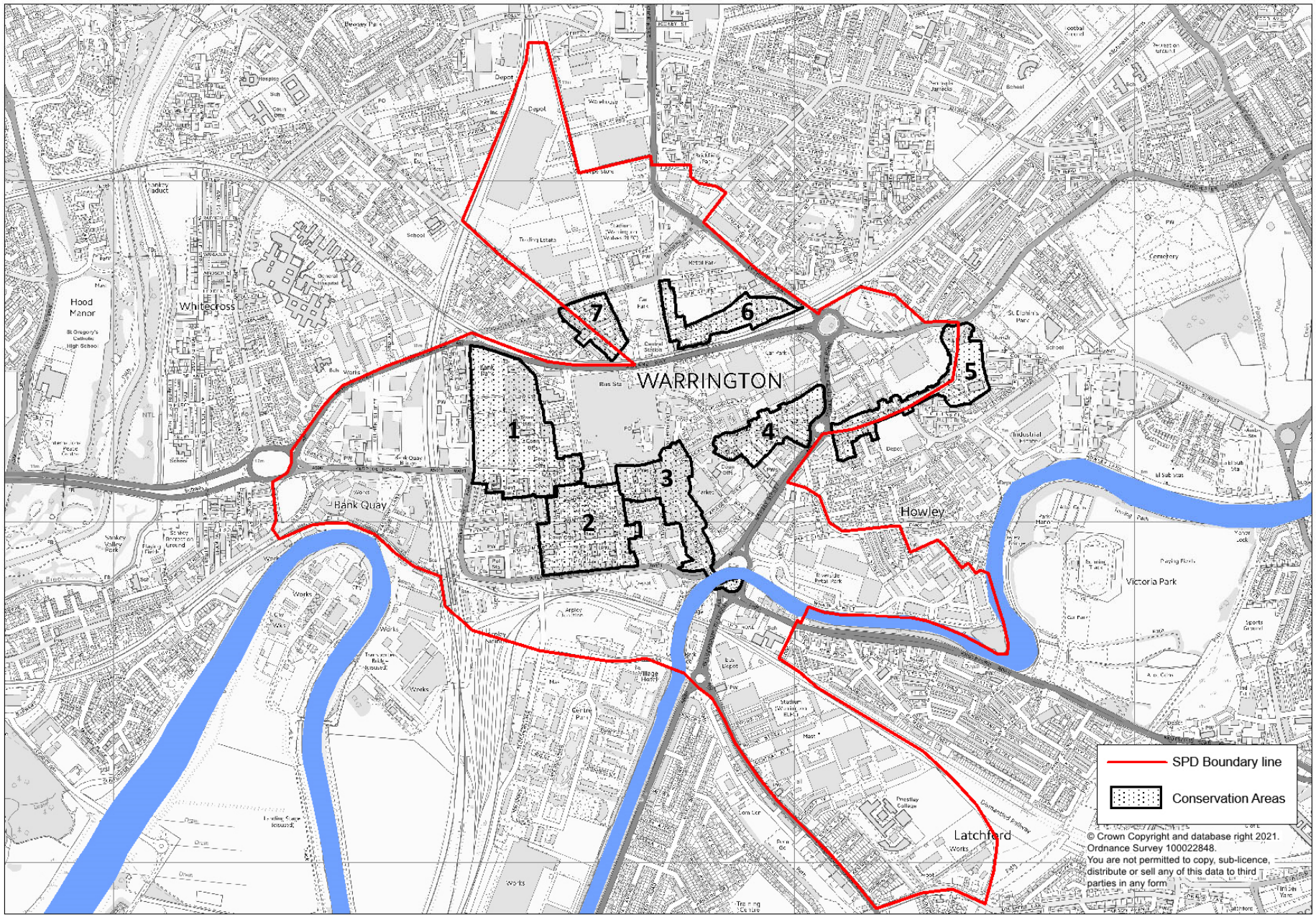
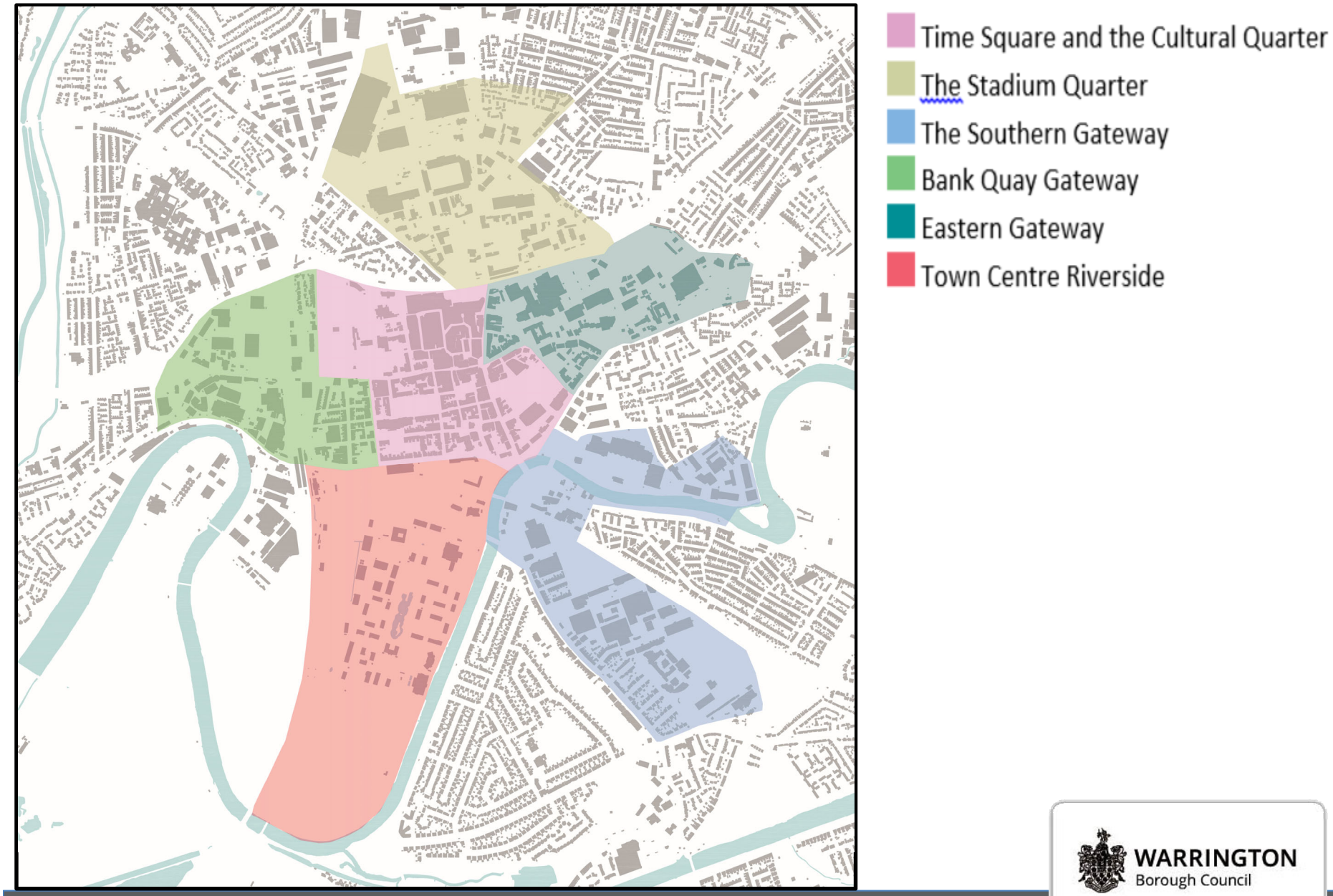
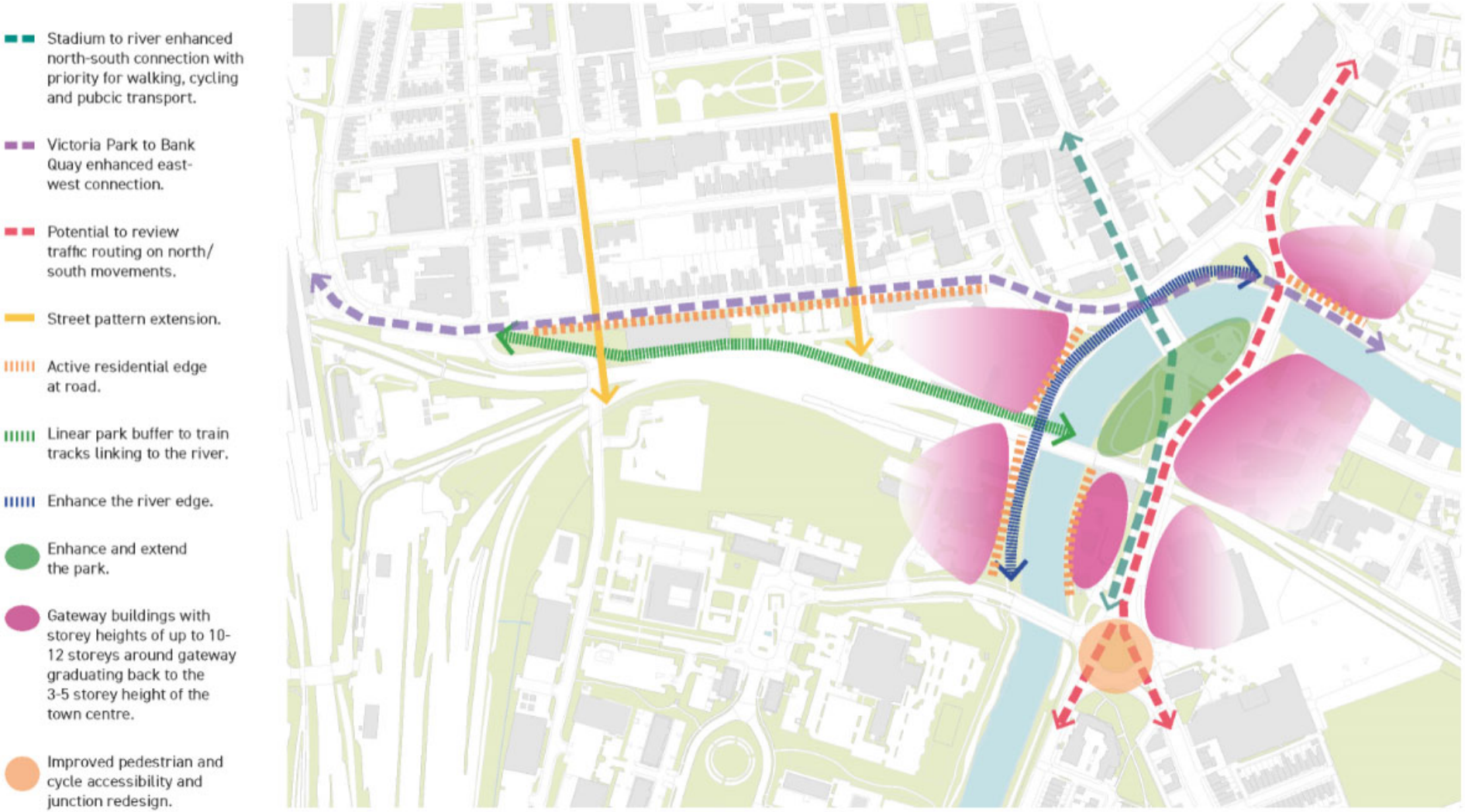


Figure 11 – Warrington masterplan development quarters



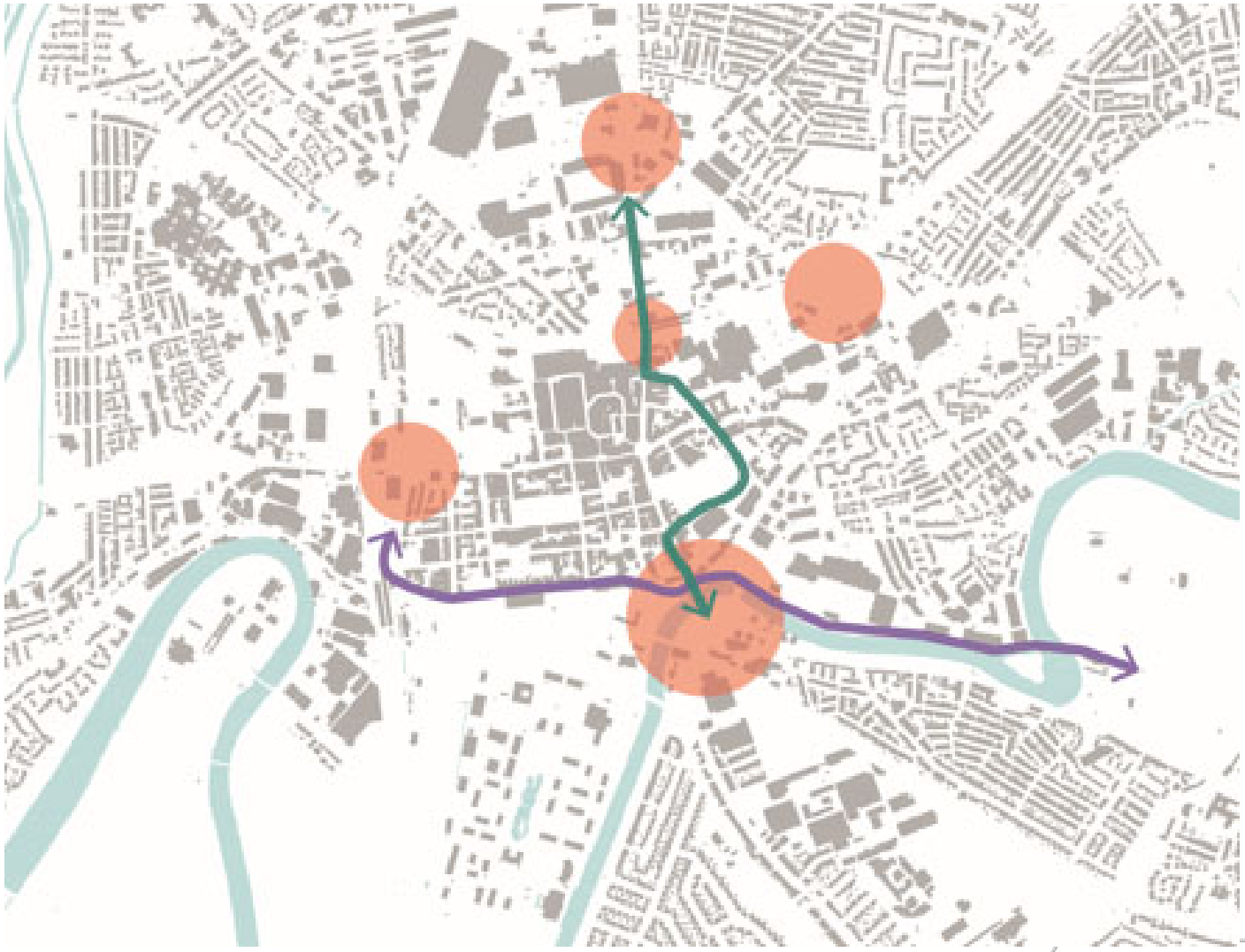
WARRINGTON
Borough Council

Figure 12 – Town centre riverside/ southern



WARRINGTON
Borough Council

Figure 13 – Key connections / routes



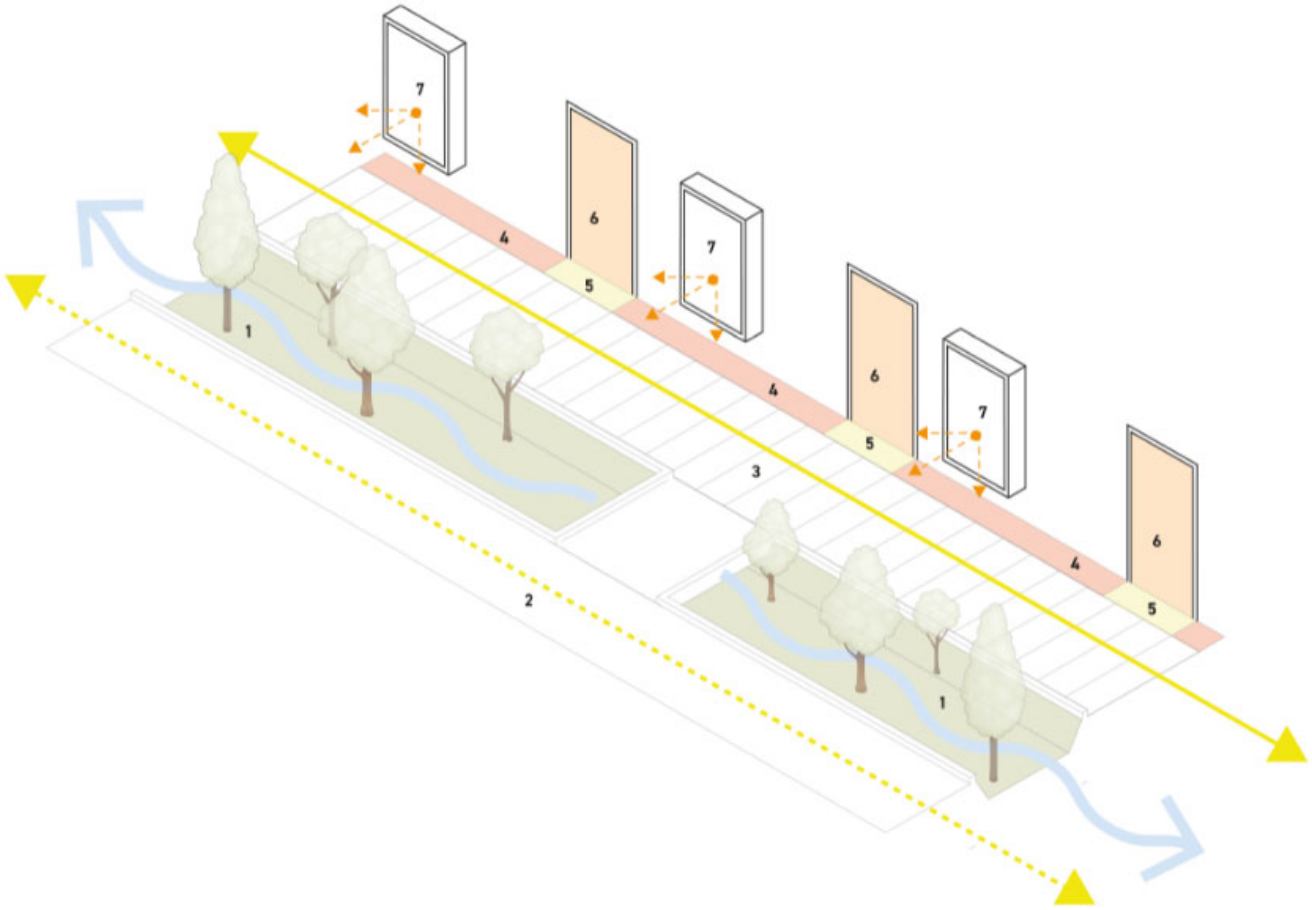
The East-West Connection between Bank Quay Station and Victoria Park.

The North-South Connection from the Stadium, through the Town Centre to the River.

WARRINGTON
Borough Council

Figure 14 – Streetscape

1. SUDs/Green Infrastructure.
2. Road/Cycle Path.
3. Footpath.
4. Defensible Space.
5. Defined Entrance Threshold.
6. Celebrated Residential Entrance Doors.
7. Ground Floor Residential Windows; bays to be considered for passive observation and engagement with streetscape.



- Defined Threshold Space
- Defensible Space
- Celebrated Residential Entrace/Door
- Field of View from Bay Windows
- Footpath
- SUDs/Green Infrastructure
- Drainage
- Cycle Path/Road

Figure 15 – Residential block

1. Public green space marking entrances to residential blocks.
2. Resident's amenity spaces associated with entrances, providing active frontages.
3. Quiet internal green courtyard.
4. Residential ground floor use providing active frontage to external perimeter of the block and streetscape.
5. All service provision including refuse storage to be provided within the building footprint, minimising disruption to active frontages.

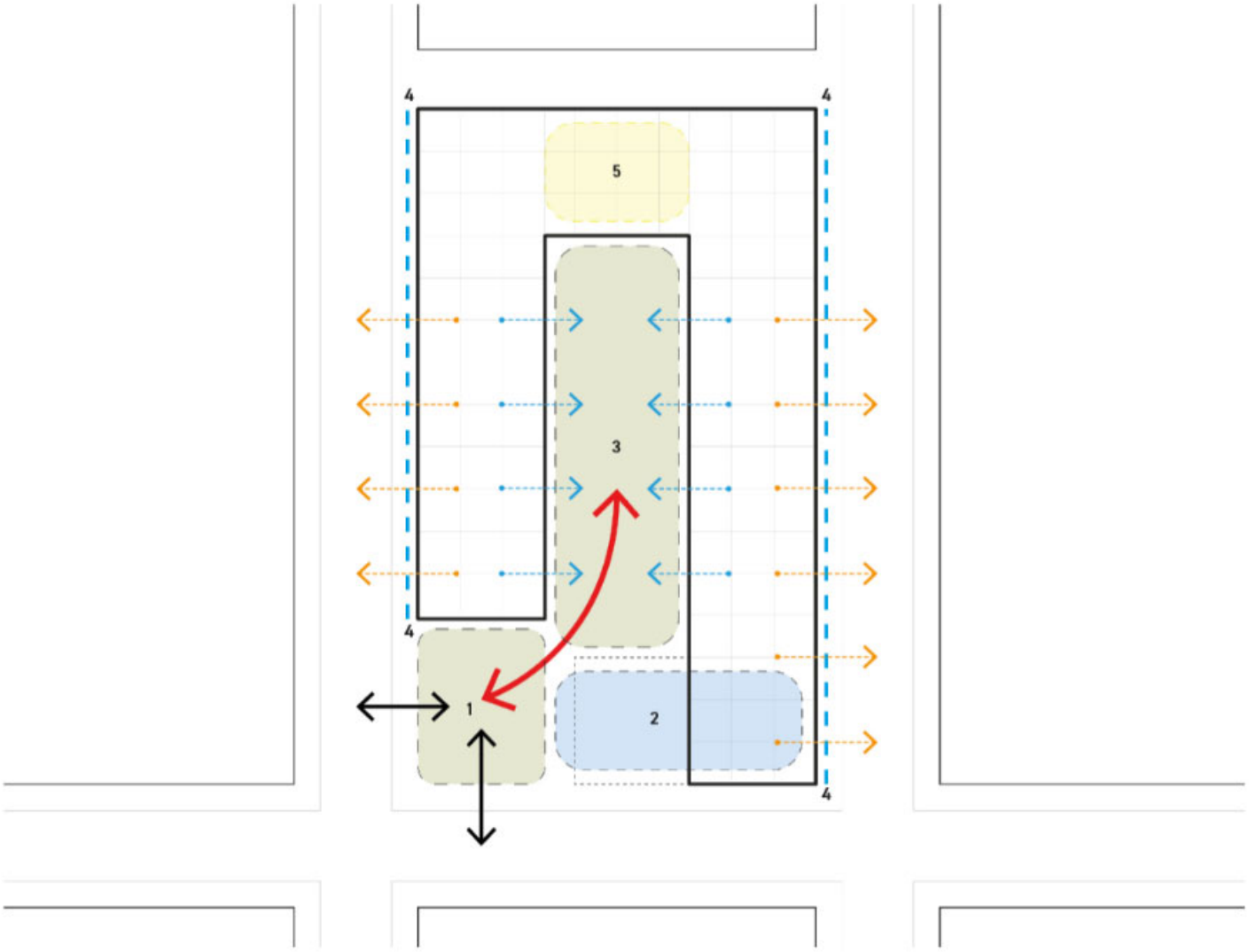
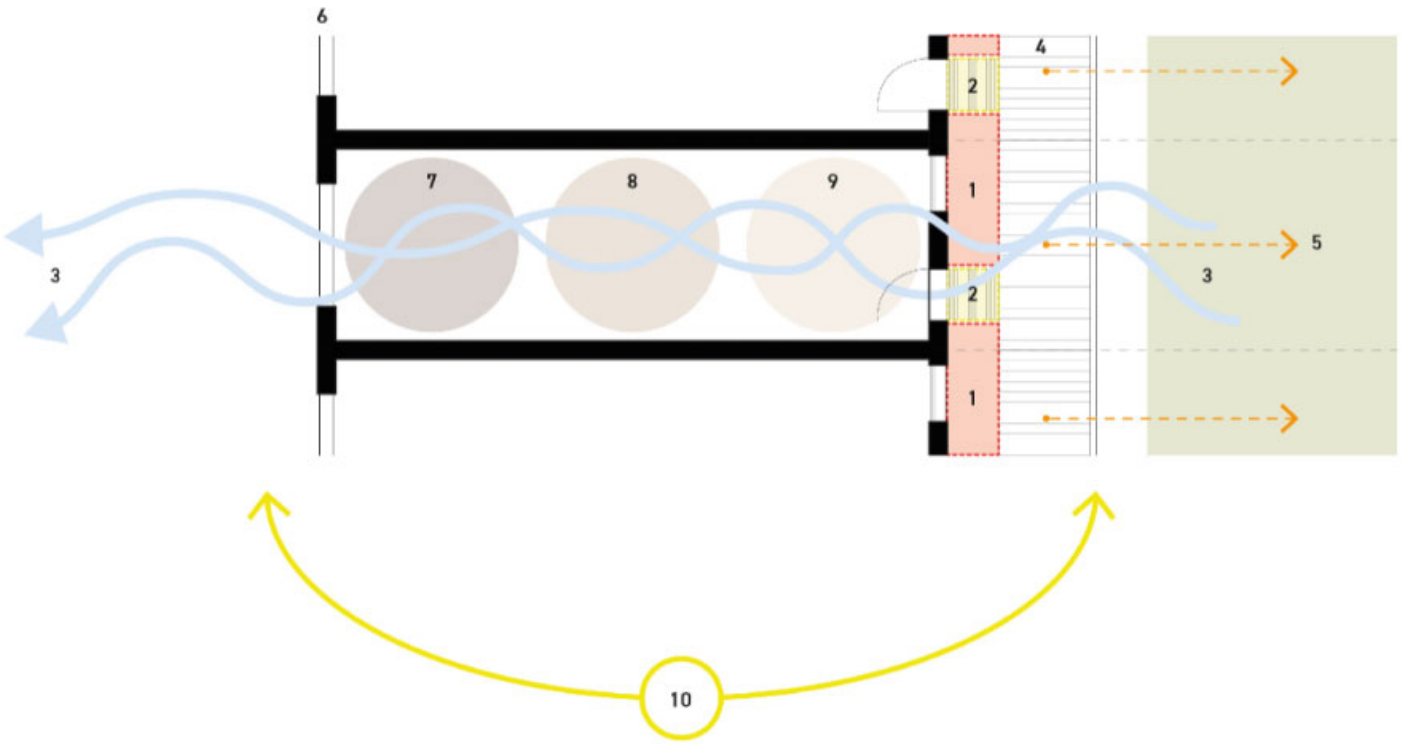


Figure 16 – Air quality Management

Figure 17 – Road noise

Figure 18 – Principles of dual-aspect dwellings

1. Defensible space / private external amenity space.
2. Defined entrance threshold.
3. Dual-aspect apartments allowing cross ventilation, with air drawn from the quiet internal green courtyard.
4. Balcony walkway.
5. Views into quiet internal green courtyard
6. External facade to streetscape.
7. Living Space.
8. Service Zone inc. bathroom, storage, and kitchen.
9. Bedroom / Working from home space.
10. Good access to sunlight throughout the day.



- Defined Entrance Space
- Defensible Space
- Internal Courtyard
- Courtyard View
- Air Flow
- Living Space
- Service Zone
- Bedroom / Work from Home
- Sun Path and Light Ingress