

DESIGN CONCEPT



MOVEMENT



GREENSPACE



INTEGRATION WITH EXISTING CHARACTER



URBAN STRUCTURE

CONCEPT PLAN

Based on the site analysis, an indicative design concept can be developed to illustrate the key aspects of movement, urban structure and open space definition.

Movement & Street Design Approach

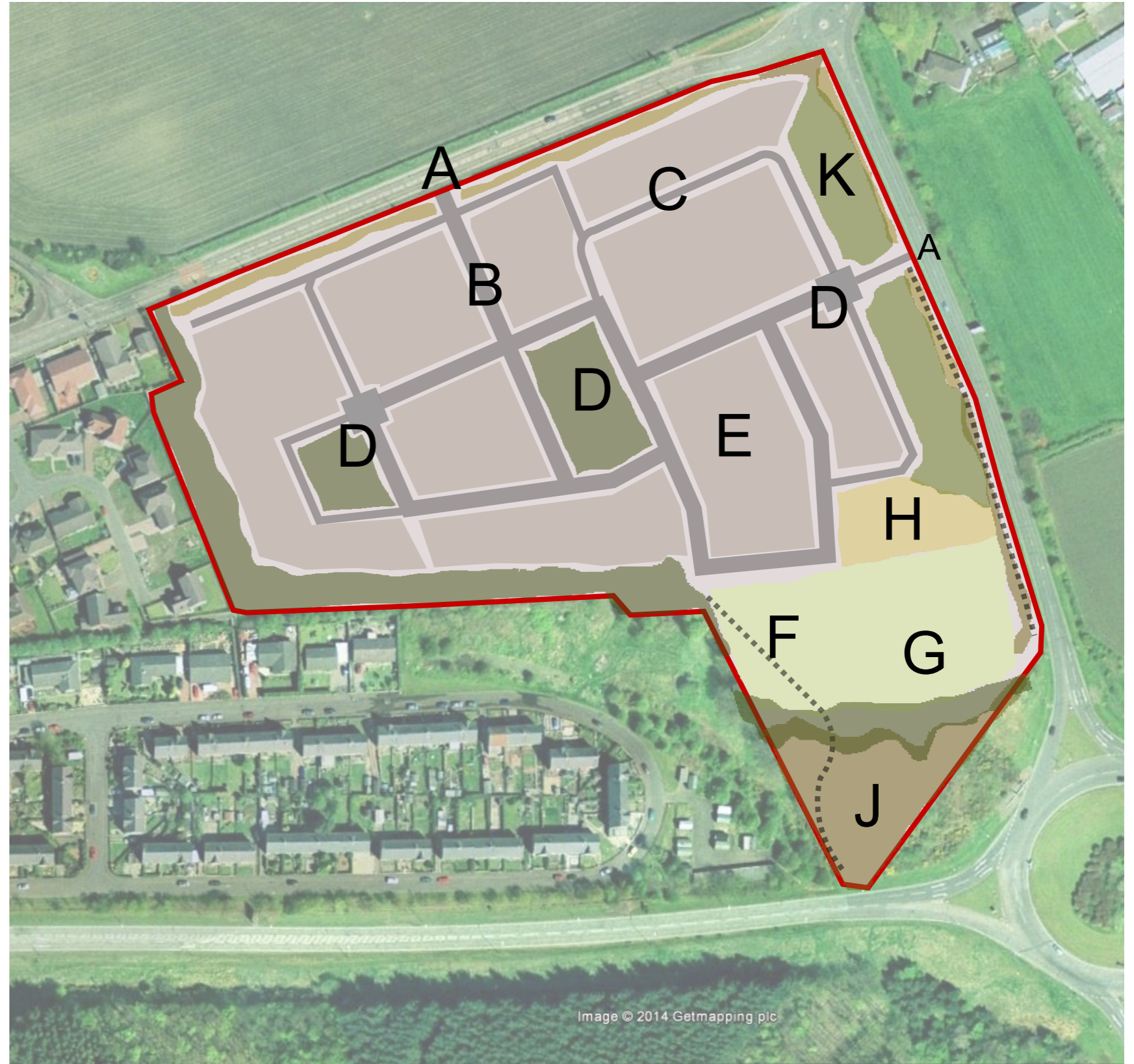
The concept design allows for the principle vehicular access off Main Street incorporating an entrance gateway feature **(A)** plus a pedestrian/cycle link via the A899 to the east (denoted by smaller 'A'). The street design approach is based upon a sequence of **(B)** 'main residential street' (acting as a development spine), **(C)** 'residential lanes' (as minor shared surfaces), **(D)** 'local squares/parks' (acting as focus points) and **(F)** paths (linking existing paths and bus stops). Overall, an approach in line with the core principles of Designing Streets is embraced through creation of a distinctive, safe, welcoming and attractive environment for pedestrians and cyclists.

Block Structure

Frontage to Main Street is a key element of the concept design to extend the traditional village eastwards, with an appropriate set-back from the existing road and hedgerow. A sensitive approach is required in terms of density and scale to reflect the adjacent building heights and form. Scope for varied density within the site exists with blocks defined by their frontage type, i.e. to the tree-lined A899, to existing housing and to proposed open space. Overall, the blocks **(E)** should accommodate a density in excess of 30 units per hectare.

Greenspace

Existing site characteristics point to retention of the south-east area for amenity open space **(G)**, SUDS wetland **(H)**, retained existing woodland **(J)** and new planting **(K)** to augment this natural habitat. Furthermore, the existing hedgerow fronting both Main Street and the A899 along with the tree line along the latter route provide existing containment to the site and should be maintained other than access points. Additional woodland planting along this eastern boundary will create a strong long term edge.



INDICATIVE SITE LAYOUT



PROPOSED HOUSING MIX:

PRIVATE HOUSING:
 COTTAGE FLATS: 6No.
 TERRACED HOUSES: 22No.
 SEMI-DETACHED HOUSES: 30No.
 DETACHED HOUSES: 43No.
 TOTAL PRIVATE UNITS: 101No.

AFFORDABLE HOUSING:
 TERRACED HOUSES: 9No.
 SEMI-DETACHED HOUSES: 10No.
 TOTAL AFFORDABLE UNITS: 19No.

TOTAL No. OF UNITS: 120No.

SITE AREA (GROSS): 15.36ACRES.
SITE AREA (NET): 10.29ACRES
DENSITY: 11.37UPA.

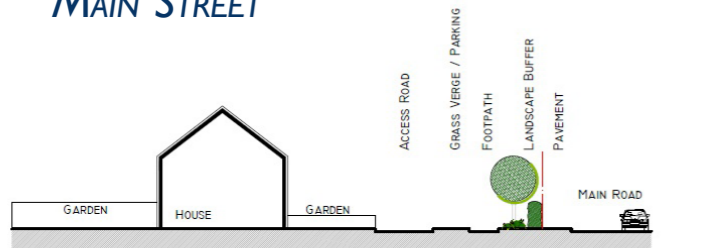
NOTE: THESE FIGURES ARE FOR THE TOTAL SITE - INCLUDING THE AREA TO THE NORTH WEST WITHIN THE SETTLEMENT BOUNDARY.

PARKING PROVISION:

DETACHED HOUSING WITH GARAGES: 200%

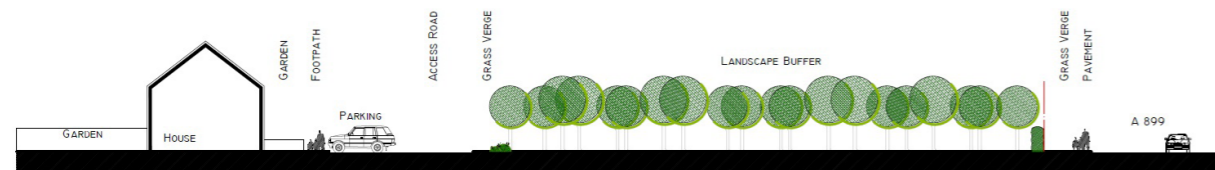
HOUSING WITH ASSIGNED PARKING SPACES: 150%

MAIN STREET



CROSS SECTION THROUGH UNITS 1 - 8.
 SCALE 1:200

A899



CROSS SECTION THROUGH UNITS 83 - 86.
 SCALE 1:200

INDICATIVE LAYOUT ALSO INCLUDED AS SEPARATE DRAWING FOR CLARITY