

- Site boundary
- Private gardens
- Public Open space
- - - Pedestrian / cycle path
- ★ Focal buildings
- "Green fingers"
- Formal "urban" court
- Regional gas pipeline (no construction zone)



Vehicle access from Barrow Hall Road

Informal courtyard

Soft landscape buffer

Principal internal highway and boulevard

Children's play area (LAP) and informal courtyard

Wet feature / attenuation lagoon

Teenager's play area (LEAP)

Cycle path each side of sign

## THE SITE

- 5.32 ha of land, of which 3.98 ha is development.

## HOUSING

- 120 houses and flats, comprising 32 four-bedroom, 50 three-bedroom, 28 two-bedroom houses and 10 one-bedroom flats, in a range of tenures, with at least 35% being affordable housing to meet local housing need.
- Sustainable drainage design and management.
- Landscaped "Green Fingers" as transition space between open space and the heart of the development.
- A gradual decrease in overall density from the east (where it is similar to the existing suburban fabric) to the "rural edge" in the west to respond more naturally to the adjacent rural landscape.
- The layout and soft and hard landscaping provides a series of discrete areas; tree-lined boulevards, formal "urban" and informal courtyards, and rural edges with an "estate parkland" feel. A variety of surfacing materials will avoid the overdominance of tarmac and enhance sustainability. This will encourage ownership by residents, and enhance visual legibility.

## COMMUNITY

- 1.34 ha of public open space, landscaped to enhance ecology and provide recreational opportunities with views out over the fields to the west.
- An equipped children's play area.
- A teenager's play area.
- A cycle and pedestrian path linking Barrow Hall Road and the north of the village to Southend Road and the south.