



- Site (1.25 Ha/3.09 Acres approx)
- Land ownership (8.6 Ha/21.25 Acres approx)
- Existing pedestrian routes
- Conservation Area boundary
- Listed buildings
- Landmark Building (Grade I Listed St Lukes Church)
- View corridors to church
- Existing ponds/watercourses

FEATURES

Use and Amount
 Proposed development area with the potential for approximately 27 houses in line with the residential context. Close proximity to the school and community centre. Mix of types and sizes of dwellings to be provided.

Layout
 Housing area located west of the pedestrian right of way as agreed with Historic England to minimise heritage impact. The illustrative masterplan offers interesting views to and through the scheme including reinforcing view corridors to the church with building alignment and planting. Frontages behind landscaping provide a positive edge to the setting of the church as well as overlooking the pedestrian route.

Distance separation, building placement, orientation and planting minimises impact on the setting of the church as well as neighbour amenity.

Scale and Appearance
 Mainly 2 storeys with lower 1-1.5 storey houses closest to the rear of existing houses on the southern boundary to minimise neighbour impact.

Appearance will reference local examples including appropriate building types such as cottages, 'farm houses' and 'barns'.

Landscaping/Open Space
 New village green focused on the school and community centre with green corridor alongside. Buffer space with new planting on the edge of the scheme and alongside the existing footpath.

Access
 In/out access around village green allows turning space and parking which can serve the school opposite to remove any need for three point turns at peak times. Existing pedestrian right of way incorporated.

Scale 1:2000 at A3



PROJECT	CLIENT
Land North of Ashby Road, Gaddesby	Ovens Family

**ILLUSTRATIVE MASTERPLAN
OPTION 3**

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