

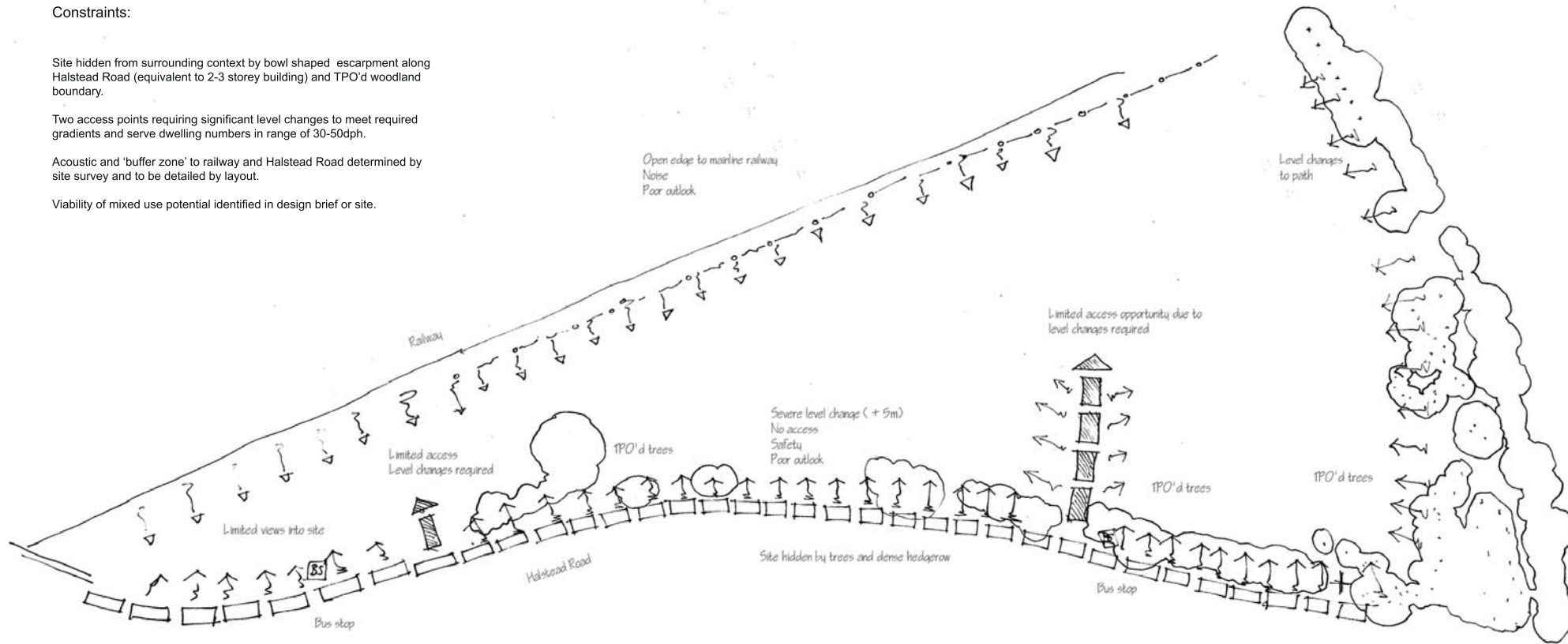
Constraints:

Site hidden from surrounding context by bowl shaped escarpment along Halstead Road (equivalent to 2-3 storey building) and TPO'd woodland boundary.

Two access points requiring significant level changes to meet required gradients and serve dwelling numbers in range of 30-50dph.

Acoustic and 'buffer zone' to railway and Halstead Road determined by site survey and to be detailed by layout.

Viability of mixed use potential identified in design brief or site.



Concept plan and opportunities:

Create new character/sense of place, deformed grid block structure, connecting green spaces from east to west.

Set buildings away from escarpment to allow for sunlight/daylight to penetrate into site.

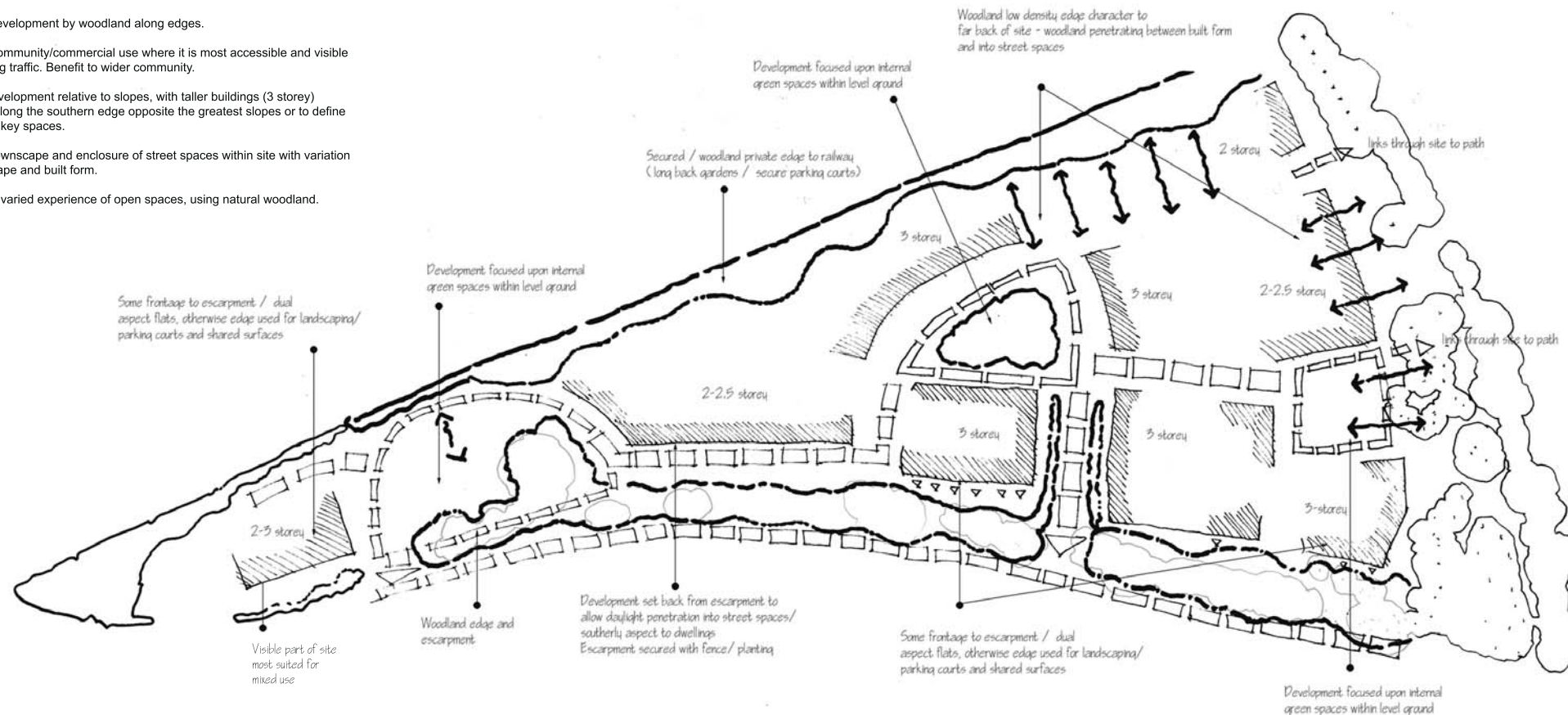
Frame development by woodland along edges.

Locate community/commercial use where it is most accessible and visible to passing traffic. Benefit to wider community.

Scale development relative to slopes, with taller buildings (3 storey) located along the southern edge opposite the greatest slopes or to define edges of key spaces.

Create townscape and enclosure of street spaces within site with variation in roofscape and built form.

Create a varied experience of open spaces, using natural woodland.



Revision:	Date:	Amendment:	Name:	Checked:

■ Drawing based upon:

Status: PRELIMINARY

Notes: Contractors are not to scale from this drawing. All dimensions to be checked on site and any discrepancies, ambiguities and/or omissions between this drawing and information given elsewhere must be reported to this office. If in doubt, ask.



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■ Client: BRBR

Project: Marks Tey, Stanway Sidings, Colchester

Title: Illustrative site layout plan:
 Constraints and Concept plan

Date: 22.02.10 Scale: 1:1250 Original paper size: A2

Drawn: CMP Checked: Job No: JLK 0761

■ Drawing No: JLK 0761 015

Rev: