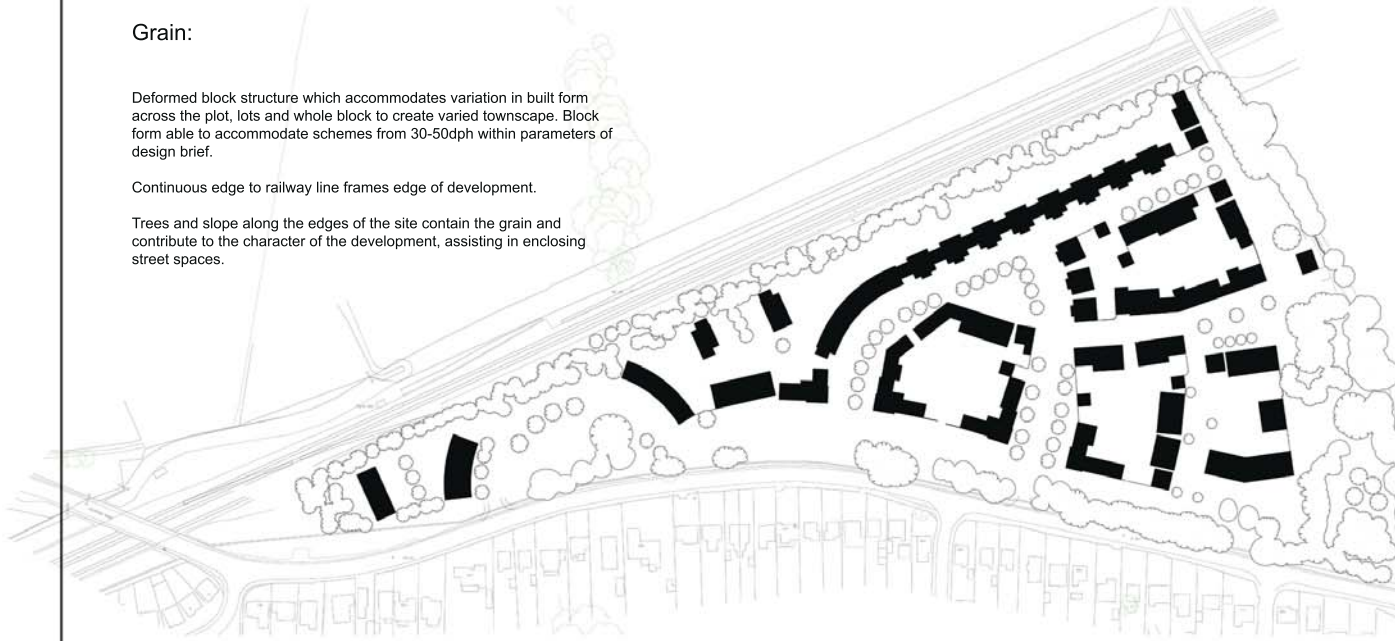


Grain:

Deformed block structure which accommodates variation in built form across the plot, lots and whole block to create varied townscape. Block form able to accommodate schemes from 30-50dph within parameters of design brief.

Continuous edge to railway line frames edge of development.

Trees and slope along the edges of the site contain the grain and contribute to the character of the development, assisting in enclosing street spaces.



Landscaping:

Along railway edge: Noise bund/planting and long back gardens with near continuous built edge to screen development

TPO areas: Overlooked by development and connected by 'green links' of tree planting and footpaths. These will form areas of informal, woodland recreational space to the east adjoining Iron Hatch Lane and a setting for the development along Halstead Road.

Slopes to Halstead Road: Development set back from slopes to accommodate informal recreation areas/footpaths and shared spaces, which provide a transition to the edge.

Within the site: Focal green spaces accommodated play areas, visually connected by street tree planting.



linkages:

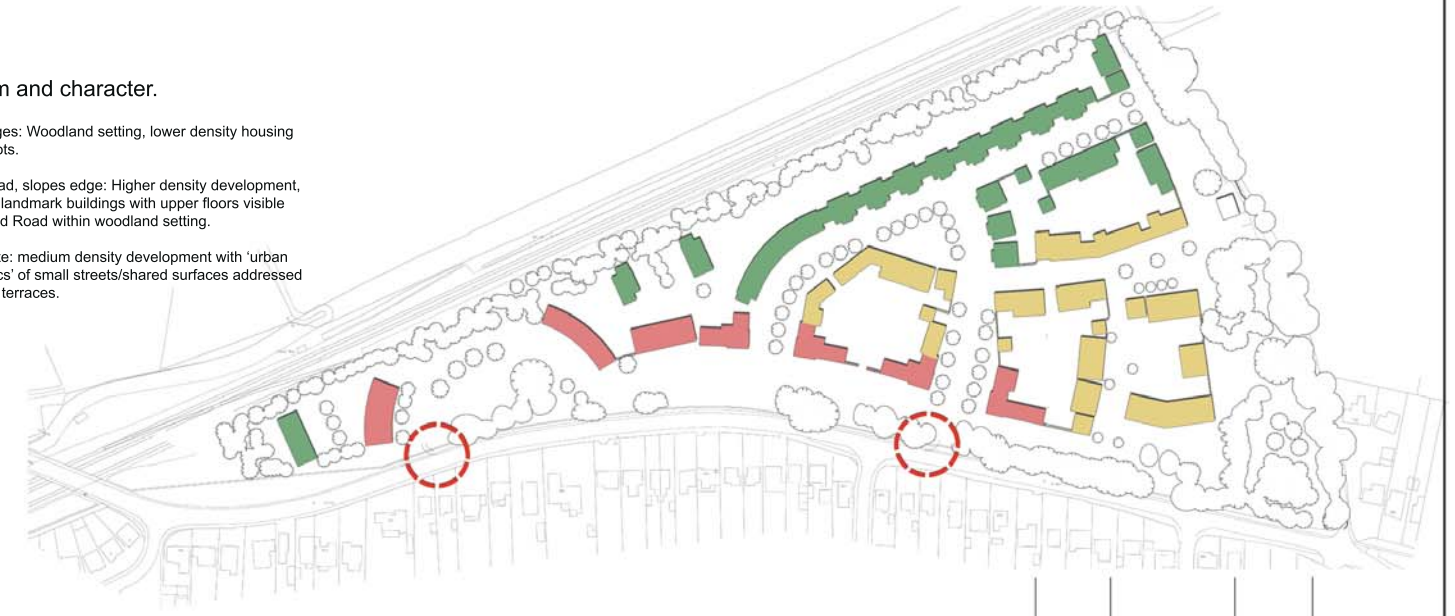
East - west movement through site along homezones/play streets.

Footpath links through to Iron Hatch Lane.



Built form and character.

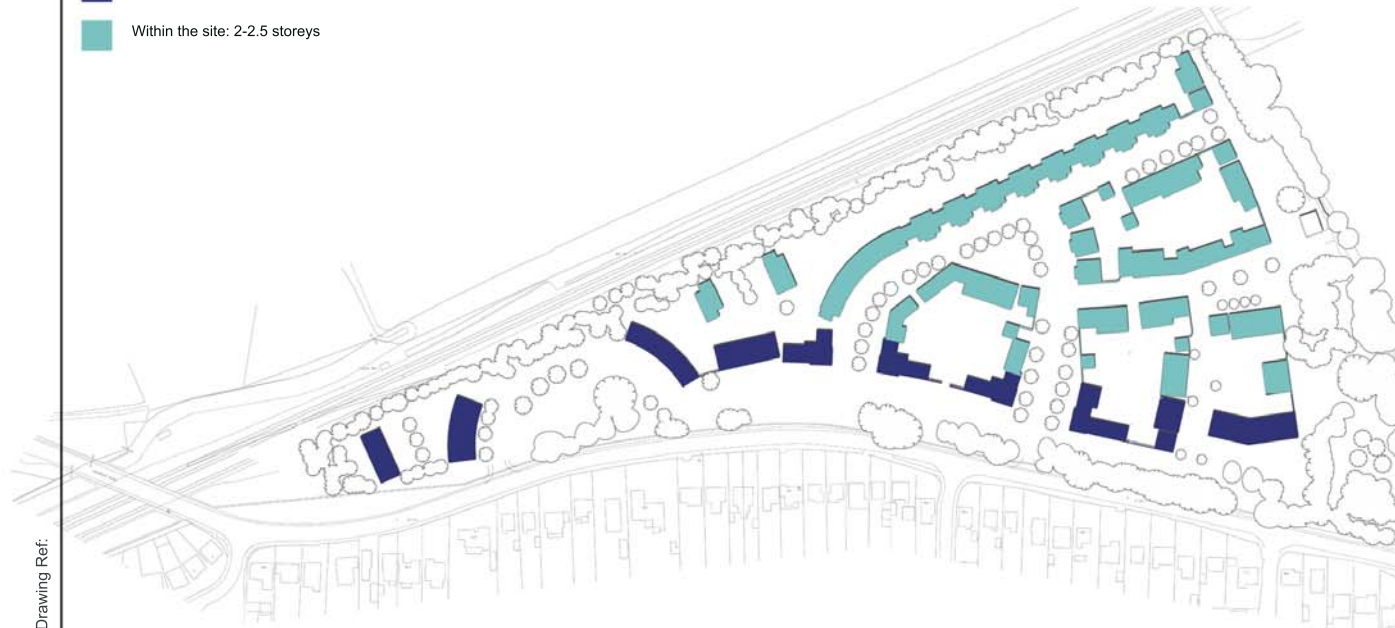
- Northern edges: Woodland setting, lower density housing with large plots.
- Halstead Road, slopes edge: Higher density development, keynote and landmark buildings with upper floors visible from Halstead Road within woodland setting.
- Within the site: medium density development with 'urban characteristics' of small streets/shared surfaces addressed by groups of terraces.



Heights:

■ Southern edges of the site: Up to 3 storeys

■ Within the site: 2-2.5 storeys



Drawing Ref:

■ Copyright details

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.



1st Floor West, Cottons Centre, Cottons Lane, London SE1 2QG
 T 020 7939 8000 F 020 7939 8098
 E rpslp@rpsgroup.com W www.rpsgroup.com

■ Client: BRBR
 Project: Marks Tey, Stanway Sidings, Colchester
 Title: Illustrative site layout plan:
 Design Rationale - structure

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

Drawn: CMP Checked: Job No: JLK 0761

■ Drawing No: JLK 0761 016 Rev: