



- Key:
- Indicative layout
  - Pumping station
  - Access links
  - Playspace
  - TPO'd trees / off site trees
  - New tree planting
  - Minor access road
  - Minor access way/shared space/footpath
  - Parking court

115 Houses  
 60 Flats  
 175 Dwellings

3.76ha net residential area  
 46.5dph

35% Affordable  
 150% Parking for large houses  
 100% parking for flats and small houses

15m landscaped acoustic bund, retained and new landscape planting to provide new and maintain existing wildlife habitats along edge to railway line. Potential to include sustainable drainage systems

near continuous built edge backing onto to railway - houses with long back gardens, in addition to 15m landscape buffer providing noise attenuation within site

Secure rear parking courts serving immediate dwellings

Minor access way/homezones with a combination of on plot and limited on street parking

Children's play space within focal green square

Footpath links through to Iron Hatch Lane

Retained TPO areas along edges of the site to provide 'woodland' character edge

FLATS

FLATS

FLATS

FLATS

FLATS

HALSTEAD ROAD

IRON HATCH LANE

TPO'd tree retained as focal point within play space.

Footpath links through site

Built edge set away from and overlooking landscaped slopes. 3 storey flats/houses provide overlooking of steep slopes and define edge/entrances to development

Larger of three play spaces within the site, affording a range of opportunities for children of different ages

graded access

10-15m landscaped slopes, regraded escarpment to retain and provide new landscape planting and wildlife habitats along edge to Halstead Road. Edge to Halstead Road to be fenced



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:  
 175 scheme: design rationale

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 Drawn: CMP Checked: Job No: JLK 0761  
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