



50.9m

A507

- Other land controlled by the applicant, close to or adjoining the site.
- Development boundary
- Proposed primary access
- Informal pedestrian route
- Residential street
- Private drive
- Indicative frontage
- Focal building locations
- Residential development blocks
- Public Open Space
- Existing woodland retained
- Potential School site
- Retained trees
- Retained boundary hedge
- Proposed trees / planting
- Potential attenuation area (subject to drainage design)
- Local Equipped Area of Play (20m offset from dwellings)

- Concept Masterplan**
1. Main access to the site from Ivel Road, which leads to an entrance space with development fronting onto a landscape / ecological area along with SUDS to serve the development.
 2. Potential pedestrian access to future woodland area to the east (subject to separate proposals).
 3. A hierarchy of streets creates a legible residential environment. This includes main and secondary streets, shared surface areas, and loops within development parcels, creating a highly accessible environment.
 4. The development has a connected green edge along its southern boundary. There are footpath connections linking the ecological / attenuation area to the main central open space, play area and potential future school (subject to separate proposals).
 5. Open space areas are connected to the woodland area to the east with walking routes, play and informal open space areas. The open space is centrally located to provide convenient access for all.
 6. The houses will be two-storey with potential use of roof space for an additional accommodation level (2.5 storey) to create a varied roofscape across the site.
 7. Existing hedges and trees to the boundaries are retained and are supplemented by new structural boundary planting. New structural planting has been proposed to strengthen the hedge along the northern boundary.
 8. The site is within a easy walk of an existing bus stop on Ivel Road; there is a shop / PFS opposite the site.
 9. Buildings address POS with shared space / private drive frontage to promote quiet streets. All green spaces have frontages overlooking them to provide natural surveillance.
 10. A Potential Future Primary School site is indicated to the east of the development site (subject to separate proposals).

Schedule of Sketch Masterplan Areas (90 units)

Gross site area:	4.45ha (red line)
Net Residential Development:	3.1ha (approx 90 homes @ average 29/hectare)
PCS (required approx min 0.68ha)	0.8ha
SUDS	0.2ha
2 Form Entry School: (outside red line)	2.1ha

for illustrative purposes only

client:
Catesby Estates Plc
project:
Ivel Road, Shefford
drawing title:
Concept Masterplan

job number:
CAT110
scale:
1:1250@A2
date:
September 2018

drawing number:
3206 (90 units)
drawn:
jva
status:
planning

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