

SITE AREA 2.19ha

CONSTRAINTS AND OPPORTUNITIES











PROGRESSION OF DEVELOPMENT FROM THE MASTER PLAN

Gypsy Hill Lane is to become a Green Lane for Pedestrians and cycles providing a route to the Science Park from Cumberland Way.

Strong Landscape character on the Skyline along the Lane. Perimeter hedges and trees provide wildlife corridors and connectivity. Master Plan seeks development facing Gypsy Hill Lane in landscape Master Plan site density 35-45 dpha.

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| <p>CLIENT AND PROJECT SANDYROCK Strategic Land Partnerships DRWG TITLE CONSTRAINTS AND OPPORTUNITIES DRWG NUMBER 11.44 SP 02</p> | <p>ISSUE STATE SUBMISSION SCALE 1:1000 DATE November 2011 DRAWN S AMENDMENT</p> | <p>Simon Spencer miat Chartered Architectural Technologist Specialist in Architecture 91000, Fair House 7, Calton Exeter, EX6 2RG t 01404 822778 m 07973 653 758 E mail: Simon@ss-spencer.co.uk</p> | <p>Chartered Institute of Architectural Technologists </p> |
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MASSING AND HEIGHTS

-  2 STOREYS
-  2.2 STOREYS
-  2.5 STOREYS
-  3 STOREYS
-  garage parking
-  INFORMAL ROADS
-  TERTIARY ROADS
-  PUBLIC GREEN SPACES
-  SUDS SWALES AND WETLANDS
-  CYCLE PATH



CLIENT AND PROJECT
SANDYROCK
 Strategic Land Partnerships
 DRWG TITLE
MASSING AND HEIGHTS


DRWG NUMBER
11.44 SP 05

ISSUE STATE
SUBMISSION

SCALE 1:1000 @ A3
 DATE November 2011
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 **Passivhaus Trust**
 Chartered Institute of Architectural Technologists



STREET HIERARCHY AND SITE CIRCULATION

- PEDESTRIAN ROUTES
- ESTABLISHED WITHIN SITE
- INFORMAL ROADS
- ON STREET PARKING
- TERTIARY ROADS SHARED SURFACES
- PARKING AREAS
- PUBLIC GREEN SPACES
- SUDS SWAYLES AND WETLANDS
- CYCLE PATH

CLIENT AND PROJECT
SANDRYOCK
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SREET HIERARCHY AND AND SITE CIRCULATION
 DRWG NUMBER
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CONCEPTS LAYOUT

-  PEDESTRIAN ROUTES ESTABLISHED WITHIN SITE
-  PUBLIC GREEN SPACES PLANTING TO DETAIL

CLIENT AND PROJECT
SANDDYROCK
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CONCEPTS LAYOUT

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BLOCKING PLAN

-  PUBLIC GREEN SPACES
-  BLOCKING FORM

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| CLIENT AND PROJECT SANDYROCK Strategic Land Partnerships DRWG TITLE BLOCKING PLAN | DRWG NUMBER 11.44 SP 08 |
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