

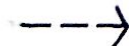









-  Potential access points
-  Interface issues
-  Potential to open culvert and create feature
-  Potential pedestrian / cycle linkages
-  Existing tree groups worthy of retention
-  Potential development zones
-  Possible overshadowing issues
-  Potential green link along opened culvert feature

-  Potential location for a MUGA
-  Well landscaped area: outside of but contributing to site

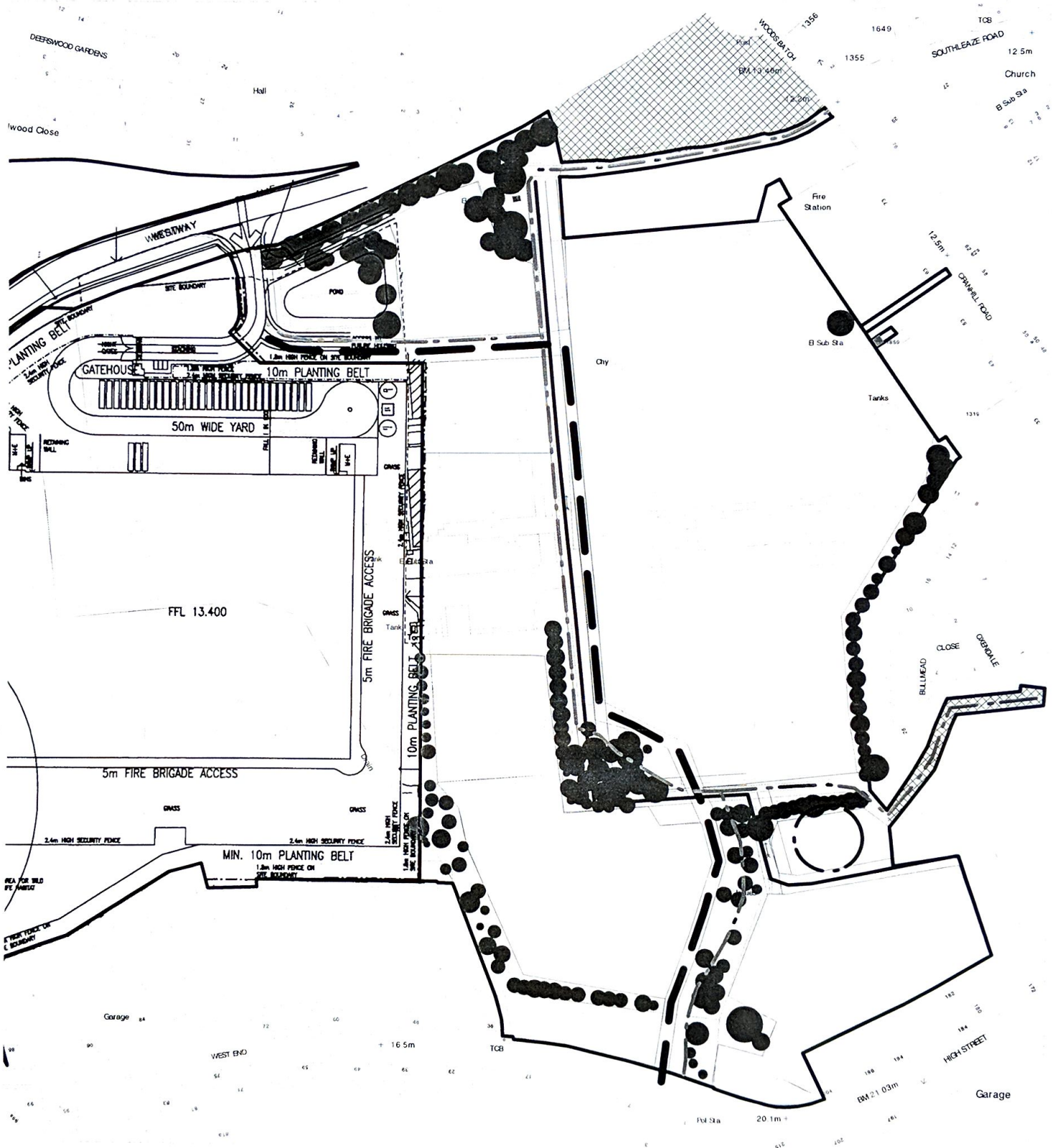
MUGA = multi-use green area

CLIENT
RPS Bristol

PROJECT
Proposed Residential Development, Clarks, Street

DRAWING TITLE
Issues and Opportunities

PROJECT MS.CDG DATE March 04 SCALE 1:2000
DRAWING NO. JCC 4007.03



Development Areas
7.45 hectares - 400 units
53 units / hectare

Public Open Space - 3.17 hectares
including junior football pitch

Culvert opened

Existing trees to be retained

Pedestrian / Cycle Linkages

Access Route

Potential location for a MUGA

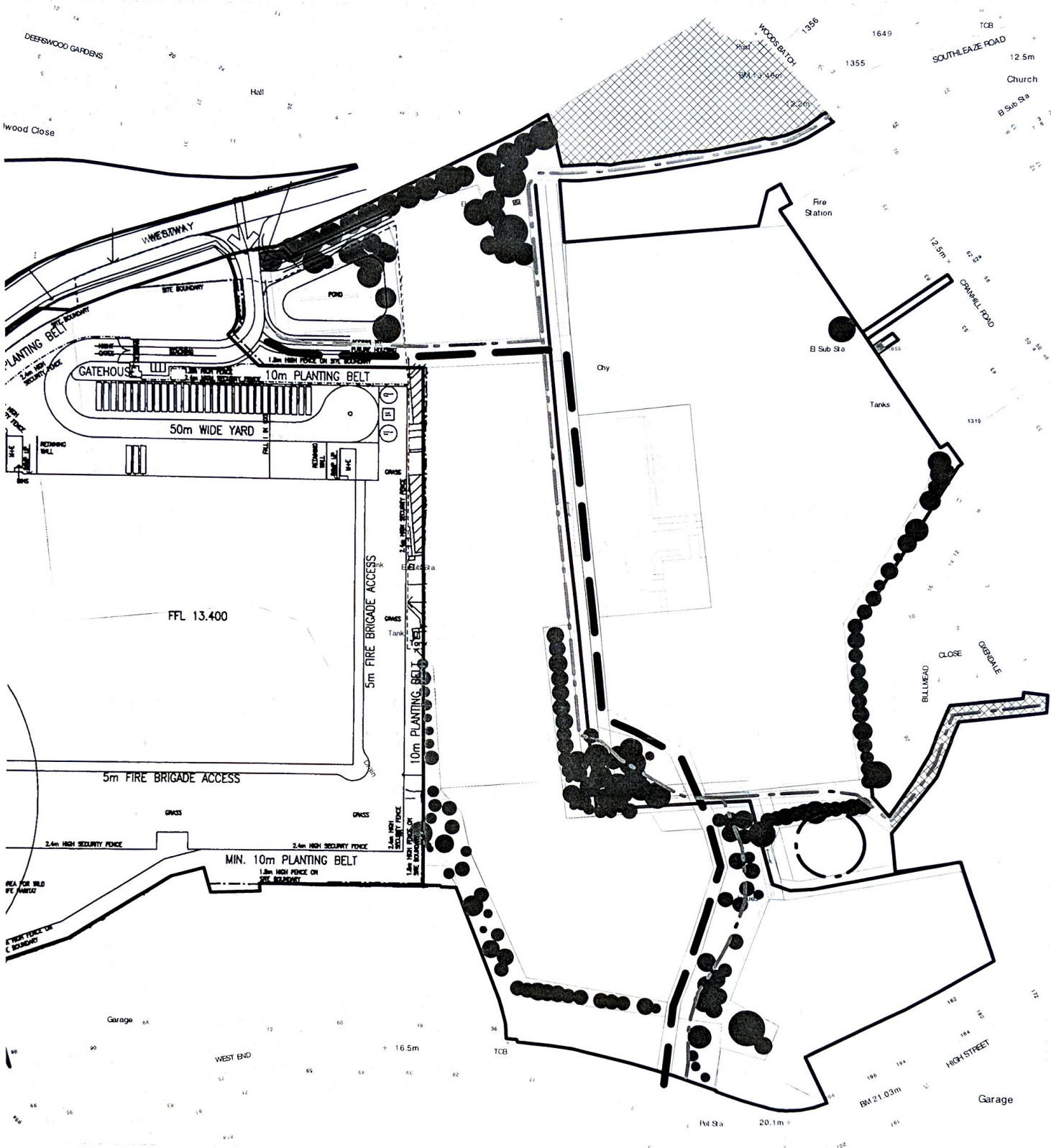
CLIENT
RPS Bristol

PROJECT
Proposed Residential
Development, Clarks, Street

DRAWING TITLE
Land Use: Option 1

PROJECT / DATE / SCALE
MS/CDG Feb 04 1:2000

JCC4007:01
RPS Planning, Transport
And Environment



Development Areas
7.60 hectares - 400 units
53 units / hectare

Public Open Space - 3.01 hectares
including junior football pitch

Culvert opened

Existing trees to be retained

Pedestrian / Cycle Linkages

Access Route

Potential location for a MUGA

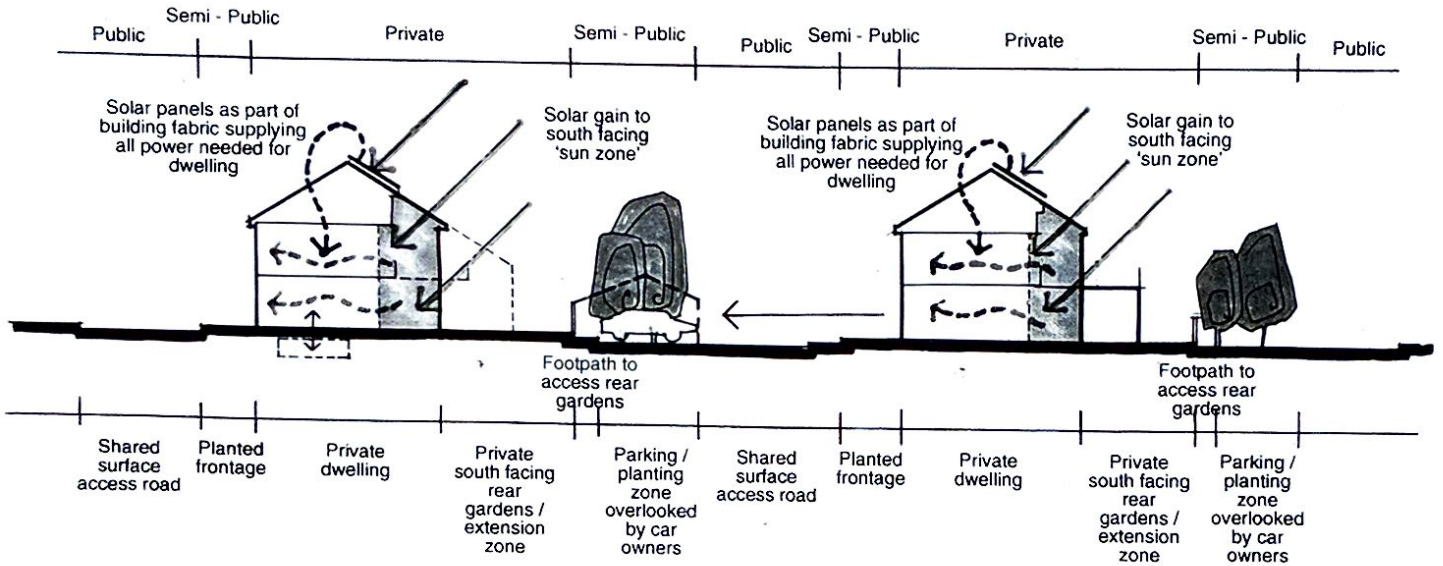
CLIENT
RPS Bristol

PROJECT
Proposed Residential
Development, Clarks, Street

LAND USE TITLE
Land Use: Option 2

PROJECT DATE SCALE
MS/CDG Feb 04 1:2000
JCC4007:02

RPS Planning, Transport
And Environment



Typical Street Section

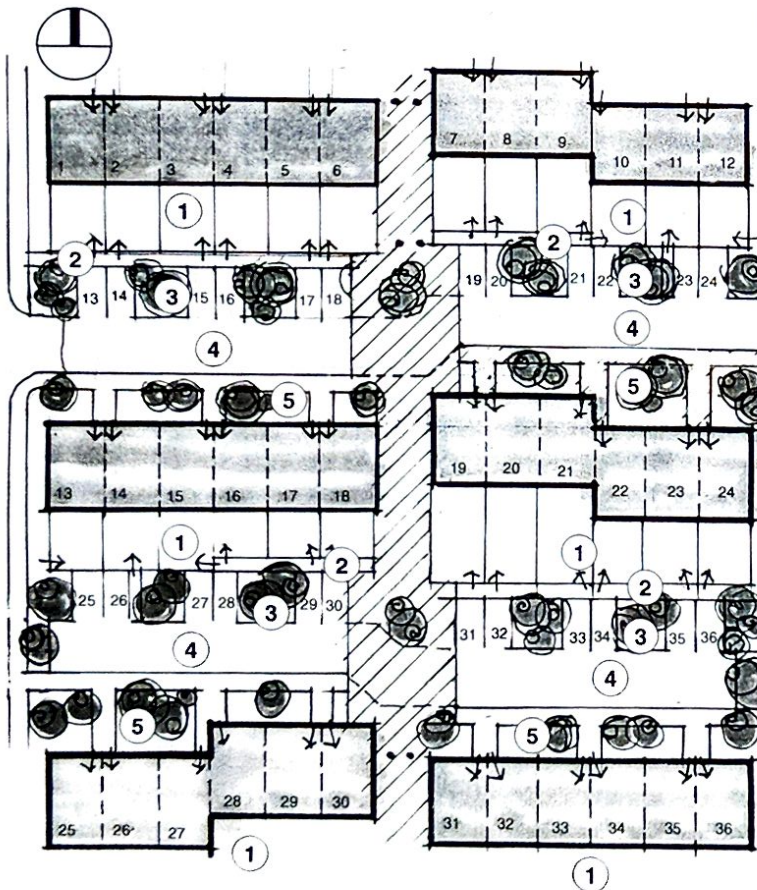
Key

- 1 South facing private rear gardens with room for expansion: potential to 'build in' planning permissions for single and two storey extensions?
- 2 Footpaths to access rear gardens improves natural surveillance
- 3 Parking / planting zones: car spaces / garages / carports directly overlooked by car owners
- 4 Shared surfaces creating 'woonerfs' / home zones facilitating safe streets for walking, cycling and playing
- 5 Small semi-public frontages
- 6 Potential single storey extension with sky garden
- 7 Potential 2 storey extension
- 8 Solar panels used as roof fabric
- 9 Sun zone to aid solar gain

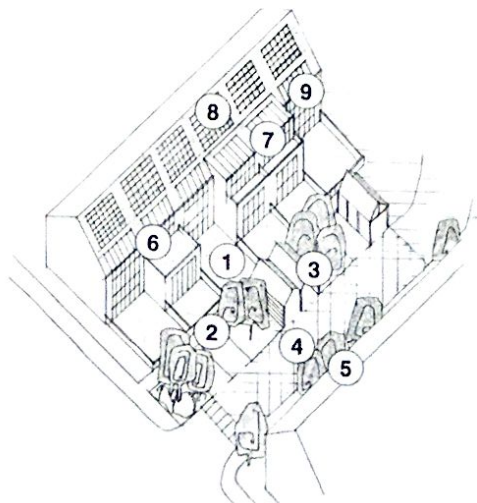
Land Budget

Block size: 0.7 hectares
 Number of units 36
 Density 51 units / hectare
 1 car space per unit

Unit sizes based on 80 sqm 2 storey 3 bed properties



Typical Block Layout



CLIENT
RPS Bristol

PROJECT
Proposed Residential
Development, Clarks, Street

DRAWING TITLE
Typical 'Block' Layout

PROJECT DATE SCALE
MS/CDG March 04 NTS
(Drawing No.)
JCC 4007.04