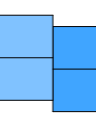
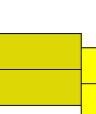




**Site Strategy:**

- Central Social Space that opens up in width as you pass through towards the North West. Starts with Orchard (biodiversity gain) then community social area (Play / fire pit) which leads to potential community shelter and large pond.
- Off Plot Parking with either parking courts or between building parking so vehicles do not dominate street scene. 1 parking space per flat, 1 parking space per house with opportunity to park additional car behind on Southern terrace and semi-detached. 2 visitor spaces at site entrance.
- Zone for Community Allotments (4no. Large / 8no. Medium)
- 10m Bat Zone on Southern ridge boundary to become meandering wild flower meadow walk (biodiversity gain).
- Drainage zone along northern boundaries that could incorporate open SUDS stream (biodiversity gain). following contours along hedgerows from entrance of site or new piped surface water drainage connections. Below surface SUDS 'crate' system could be used below parking areas.
- Tree lined Pedestrian links to village via western path towards bus stops and through site towards playing fields via lane between Newberry Road Houses.
- Affordable Houses sized to meet National Space Standards.
- Southern terraces align with existing contours and have larger rear gardens (min. 55m2)
- Northern Terraces and Flats are located on flatter ground and have increased front garden space facing south. Rear gardens of houses are min. 35m2 with potential to extend to 65m2 if drainage zone not required.
- Minimum 15m2 level garden area provided with patio and separate rear garden access to meet HA requirements.
- Potential to incorporate Photovoltaic Arrays on Roofs.
- Large Storage Sheds for surfboards / wetsuits / bikes.
- The majority of fencing between plots is proposed as light post and wire to increase sense of gardens extending into landscape and keep 'field' nature.
- Detached House Plots with double garages and driveway parking are placed in the South West Corner and will be retained by the land owners.
- Road layout allows for shared surface approach reducing in width where access requirements allow
- Minimal interruption to existing hedgerows required to allow for single site access for vehicles and small pedestrian access path to bus stops and village.

**Typology Key:**

	Retained Serviced Plots Detached House GIA 150m2 Plot Size 500m2
	Affordable Housing for Rent. Terraced 2 Bed (4p) Houses GIA 79m2 Min. Garden 30m2
	Affordable Housing for Rent. Semi-Detached 3 Bed (6p) Houses GIA 102m2 Min. Garden 55m2
	Affordable Housing for Rent. 1 bed (2p) Flats GIA 50-58m2 Communal Gardens

N



07	08	Stage 2 - Rev SK 3	15/06/2023			
06	07	Stage 2 - Rev SK 2	07/06/2023			
05	06	Stage 2 - Rev SK	01/02/2023			
04	05	Stage 2 - Rev D	27/06/2022			
03	04	Stage 2 - Rev C	22/06/2022			
02	03	Stage 1 - Rev B	03/05/2022			
RevID	Transmittal Set	Transmittal Set Name	Issue Date	Issuer-Intls	Status	Approved by


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Client	Project	Project No.	Purpose of Issue	Scales @ A3	Layout Title
CLT Georgeham	CLT Georgeham Newbury Road	2107	Stage 2 - Rev SK 3	1:500	Initial Proposed Sketch Site Layout - DRAFT ALT 2

Drawing Number						
project	originator	zone	level	type	role	number
2107	SE3	-	-	-	-A	010
						rev
						07