



- Main access
 - Pedestrian access
 - Refused Scheme: rear/side building faces
 - 4 Beds : 7 units
 - 3 Beds: 12 units
 - 1 bed bungalows: 2 units
- Total: 21 Units

Use
Mixed tenure housing, 1, 3 & 4 bedrooms

Amount
21 units on 0.45 ha/1.11 acres = a net density of 46 dph

Layout
The layout responds to the site and surrounding features:

- Rear gardens adjoining existing rear gardens for privacy and security;
- Linear form responds to the context;
- Good level of enclosure in line with local examples;
- Distance separation between windowed elevations improved in most instances to existing houses compared to refused scheme.

Scale
1-2.5 storeys with no units higher than the refused scheme.

Landscaping
Tree and hedge planting to front boundaries, existing stone walls retained, surfaces: block paving, flagstones and tarmac.

Appearance
Appearance responds to local character and the conservation area in particular.

Access/Parking

- Access relocated away from the corner to Rockley Bank.
- New pedestrian route created as alternative link to Lower Street;
- Two parking spaces per unit;
- No barriers to movement and all houses will have level thresholds.

townscape solutions		info@townscapesolutions.co.uk t 0121 4296111 f 0121 2268789				
CLIENT:	SHW Containers					
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