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client:
Catesby Estates Limited

project:
Land North West of Abingdon

drawing title:
Concept Masterplan

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Concept Masterplan Legend

- Development Boundary
- Potential access - all modes
- Potential access - pedestrian / cycle
- Potential emergency only link
- Existing Pedestrian / ped/cycle routes
- Proposed new Pedestrian / ped/cycle routes
- Existing built-up area
- Existing trees
- Existing hedgerows
- existing trees removed
- Proposed amenity tree planting
- approximate proposed route of un-culverted water course as SUDS
- potential SUDS area
- existing bus stop locations
- LEAP or LAP (play area)
- Public Open Space
- Shared private drives / pedestrian areas
- Key buildings / indicative built frontage

Concept Masterplan

- Main access to the site from Wootton Road; potential emergency access / pedestrian access from Dunmore Road.
- A number of pedestrian access points linking to both Wootton and Dunmore Road providing links to the surrounding network of pedestrian and cycle routes, including a proposed new pedestrian crossing on Dunmore Road.
- Green landscape corridor along Dunmore Road that provides a foot/cycle link between Tilsley Park and the Recreation Ground.
- large usable POS along the northern and eastern boundary; incorporating existing watercourse and new attenuation features.
- Existing hedges and trees retained as far as possible to boundaries and supplemented by new woodland planting along the north and western boundaries;
- Linked POS network with circular walking routes, play and informal open space areas.
- New pedestrian access to site and crossing along Dunmore Road ensures that the entire site is within a comfortable within 400m of an existing bus stop.
- Buildings address POS with shared space / private drive frontage to promote quiet streets.
- Swale corridor contains overland flow and subject to further technical design.
- All green spaces have frontages overlooking them to provide natural surveillance.
- High density development typically overlooking central square and along principal route; more fragmented development facing out onto open space and fronting the Recreation Ground.

Schedule of Masterplan areas:

Gross red line area:	9.73ha
Net Residential Development:	5.5ha
(Indicative numbers at 36/ha)	200
Useable Public Open Space, Woodland, hedges and Strategic Open Space	3.42ha incl attenuation

job number:	drawing number:
CAT106	3201
scale	drawn
1:2500@A3	jvs
date:	status:
May 2017	planning

