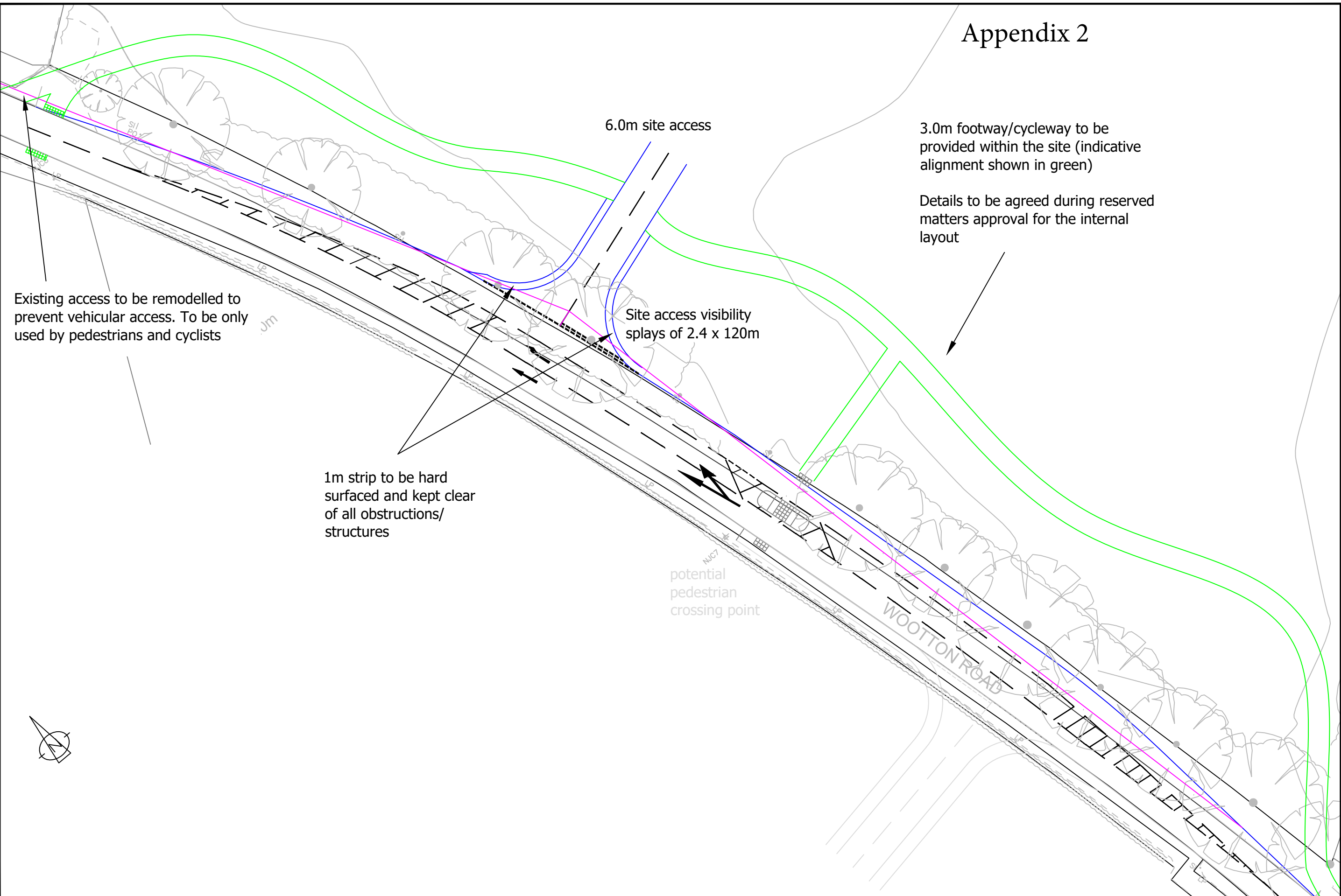
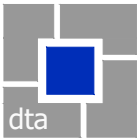


Appendix 2



Based upon the ORDNANCE SURVEY MAPS with the permission of THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE
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REV	DESCRIPTION	DRAWN	INITIALS	DATE	DRAWING STATUS	CHECKED BY	DATE



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JOB TITLE Dunmore Road, Abingdon			CLIENT Catesby Estates Ltd		
DRAWING TITLE North West Abingdon Proposed Wootton Road Site Access with land west of Wootton Road junction option					
SCALE 1/500@A3	DRAWN BY RD	DATE OCT 17	DRAWING No 16192-06		REVISION E

- 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

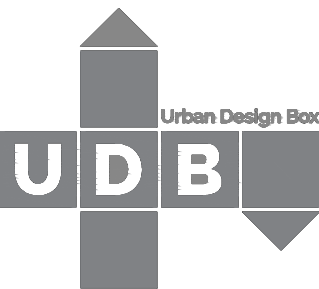
- Main access to the site from Wootton Road; potential emergency access / pedestrian access from Dunmore Road.
- A number of pedestrian access points linking to both Wootton and Dunmore Road providing links to the surrounding network of pedestrian and cycle routes, including a proposed new pedestrian 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

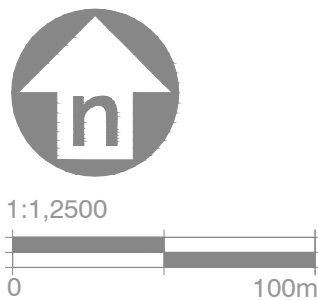
Useable Public Open Space, Woodland, hedges and Strategic Open Space 3.42ha incl attenuation

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



client: Catesby Estates Limited
project: Land North West of Abingdon
drawing title: Concept Masterplan

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