

SIBLE HEDINGHAM ESSEX

Legend

- A** Site access to phase 1 - residential development from Swan Street
- B** Emergency site access to phase 1 - residential development and primary site access to Phase 2 from Station Road
- C** Main Boulevard
- D** Community Facilities e.g. Doctors Surgery, Community Hall Etc.
- E** Parking Courts/Homesones
- F** Useable public open space including children's play area
- G** Central open space includes reopening watercourse into a naturalised channel
- H** Screen planting including noise barriers
- I** Retain existing Bank building as feature and set against new memorial sculpture and public garden
- J** New riverside path
- K** Local Wildlife Site retained and enhanced
- L** 1 in 1000 year flood line
- M** Footway/ Cycleway
- N** Gated access between phase 1 and phase 2 development for emergency vehicles only.
- O** Allotment Gardens

Landuse Budget

Residential = 5.93Ha (circa 237 units at 40 per hectare)
 Phase 1 = Circa 200 dwellings within the Premdor Site
 Phase 2 = circa 37 dwellings within the Rockway site

Community Facilities = 0.30 Ha

Public Open Space (excluding riverside walk) = 1.32Ha

Structural Landscape = 0.32 Ha

Wildlife site = 5.32 Ha

Allotment gardens = 0.21 Ha

Community Park - including retained bank building and public art = 0.06 Ha

Main Boulevard from Swan Street and secondary road access from Station Road = circa 0.24Ha

Total Site area (red line) = 13.70 Ha

Phasing

Phase 1:

200 residential units, Dr surgery and allotments within the Premdor site accessed from Swan Street. The existing Station Road access is retained and resurfaced in its current alignment to serve the existing Rockways factory, with a gated access provided into the development for emergency vehicles Marked 'X'.

Phase 2:

Existing Station Road access widened and enhanced with footway to serve circa 37 residential units within the Rockway site. Gated emergency access into Phase 1 maintained.



SCALE: 1:1250 @ A1
 SCALE: 1:2500 @ A3

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Wildlife site = 5.32 Ha

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Total Site area (red line) = 13.70 Ha

ILLUSTRATIVE MASTERPLAN

OPTION 2

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Legend

- A** Site access to phase 1 - residential development from Swan Street
- B** Emergency site access to phase 1 - residential development and primary site access to Phase 2 from Station Road
- C** Main Boulevard
- D** Community Facilities e.g. Doctors Surgery, Community Hall Etc.
- E** Small scale B1 employment units (5 number 1000 sq.ft units)
- F** Parking Courts/Homesones
- G** Useable public open space including children's play area
- H** Central open space includes reopening watercourse into a naturalised channel
- I** Retain existing Bank building as feature and set against new memorial sculpture and public garden
- J** New riverside path
- K** Local Wildlife Site retained and enhanced
- L** 1 in 1000 year flood line
- M** Footway / Cycleway
- N** Gated access between phase 1 and phase 2 development for emergency vehicles only.
- O** Allotment Gardens
- P** Screen planting including noise barriers

Landuse Budget

Residential = 5.75Ha (circa 230 units at 40 per hectare)
 Phase 1 = Circa 200 dwellings within the Premdor Site
 Phase 2 = circa 30 dwellings within the Rockway site

Employment area = 0.18 Ha

Community Facilities = 0.30 Ha

Public Open Space (excluding riverside walk) = 1.32 Ha

Structural Landscape = 0.32 Ha

Wildlife site = 5.32 Ha

Allotment gardens = 0.21 Ha

Community Park - including retained bank building and public art = 0.06 Ha

Main Boulevard from Swan Street and secondary road access from Station Road = circa 0.24 Ha

Total Site area (red line) = 13.70 Ha

Phasing

Phase 1:
 200 residential units, 0.18 employment units and allotments within the Premdor site accessed from Swan Street. The existing Station Road access is retained and re-surfaced in its current alignment to serve the existing Rockways factory, with a gated access provided into the development for emergency vehicles. Mained 'X'.

Phase 2:
 Retaining Station Road access widened and enhanced with footway to service circa 37 residential units and 5 employment units within the Rockway Site. Gated emergency access into Phase 1 maintained.



SCALE: 1:1250 @ A1
 SCALE: 1:2500 @ A3

Legend

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- C** Main Boulevard
- D** Community Facilities e.g. Doctors Surgery, Community Hall Etc.
- E** Small scale B1 employment units (5 number 1000 sq.ft units)
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