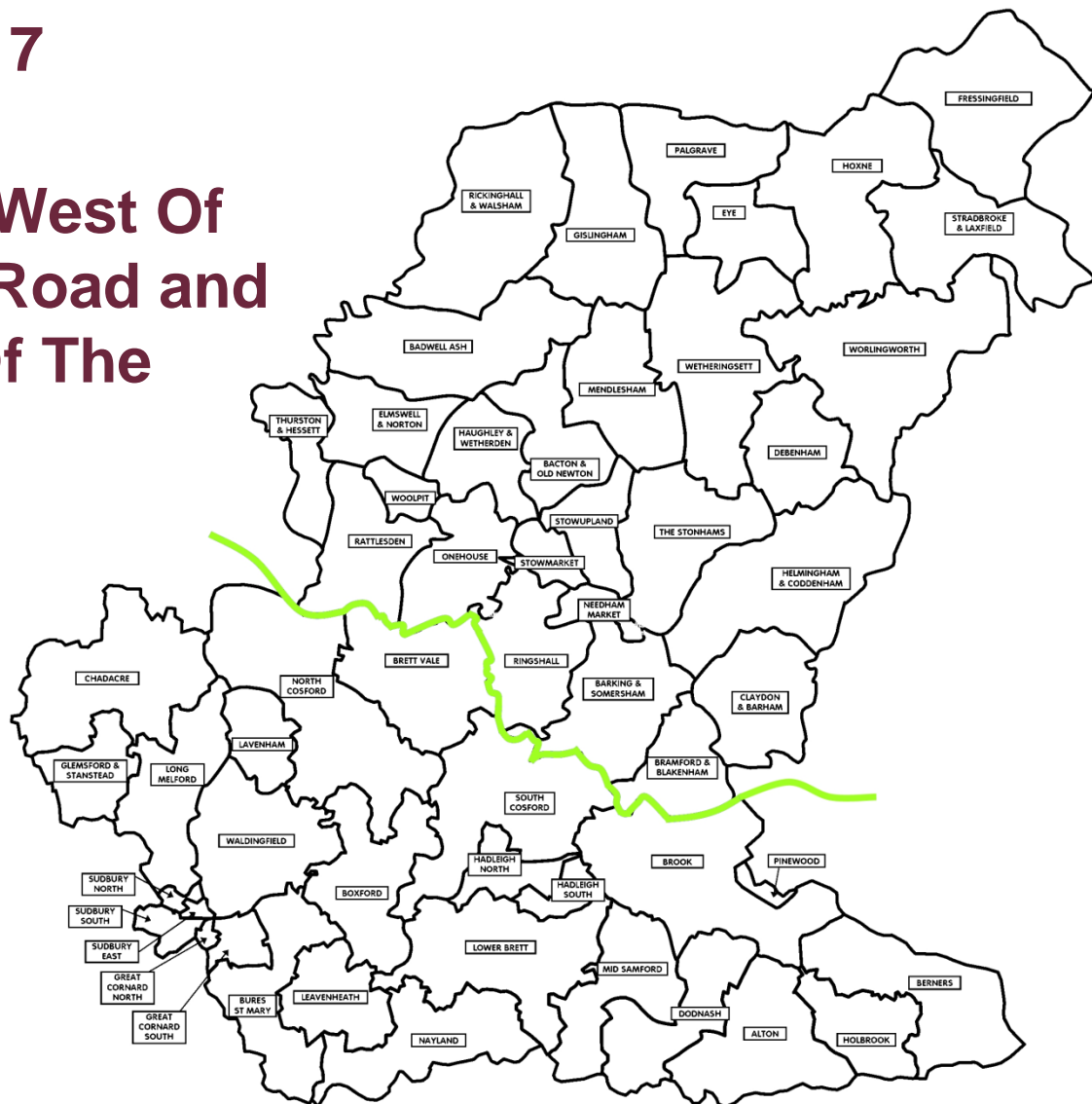


Address: Land To The West Of
Old Norwich Road and
to The East Of The
A14,
Claydon

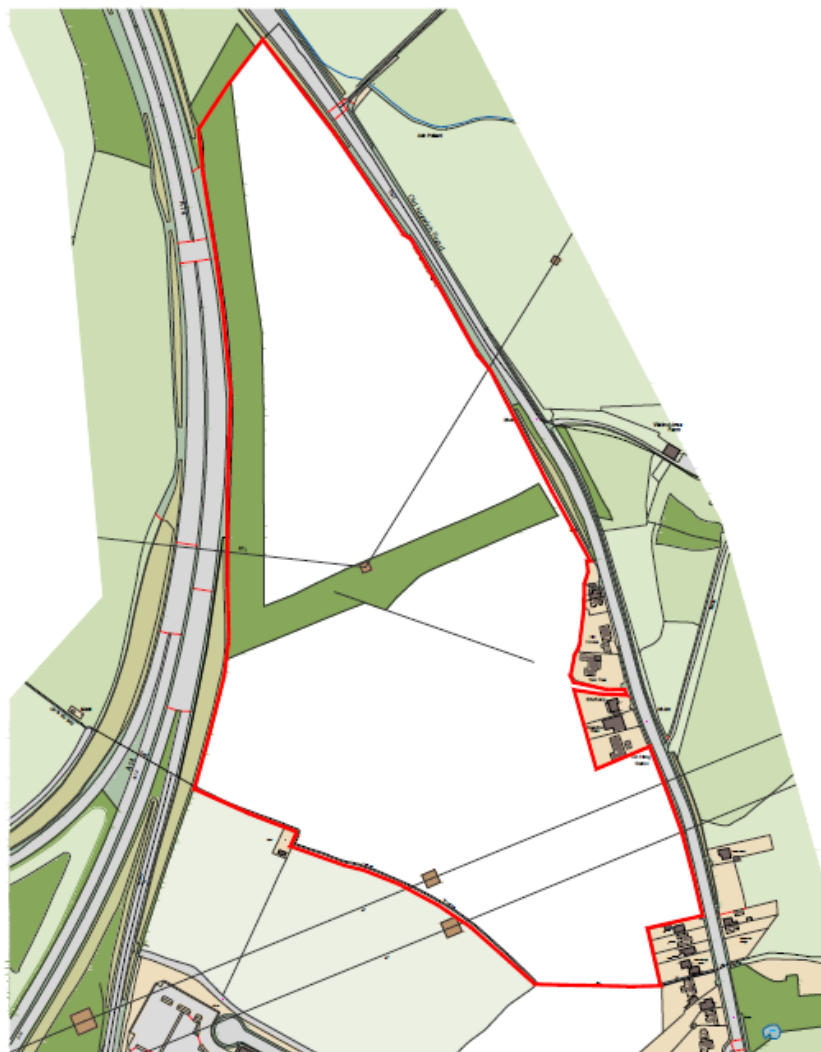


Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

Site Plan

Slide 3



0 100m

Development Boundary - 1:500

Source: Ordnance Survey, 2010. Data supplied by Ordnance Survey, 2010.

Client:

Ashfield Land Limited

Project:

Old Norwich Road, Ipswich

Drawing title:

Site Plan

Cell number:

400710

Sheet number:

1001

Scale:

1:500

Date:

May 2014

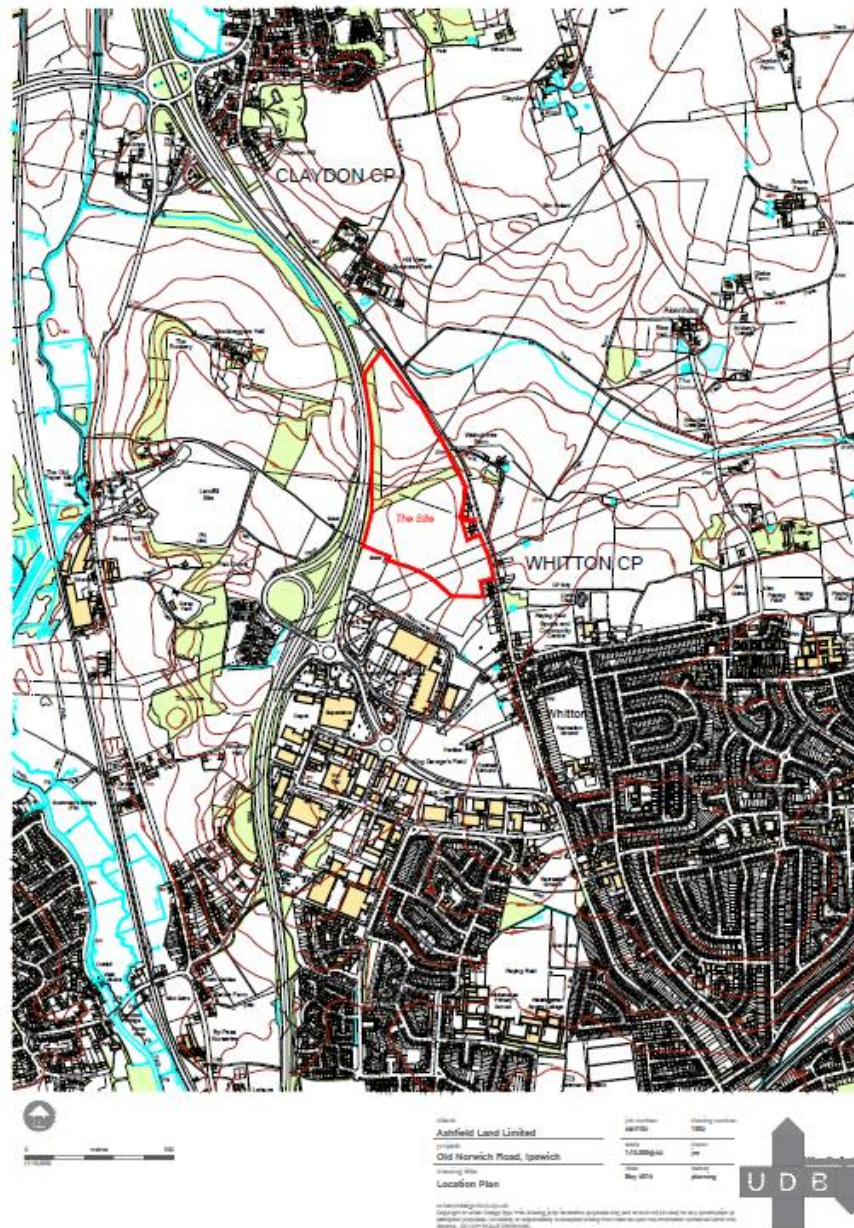
Author:

planning



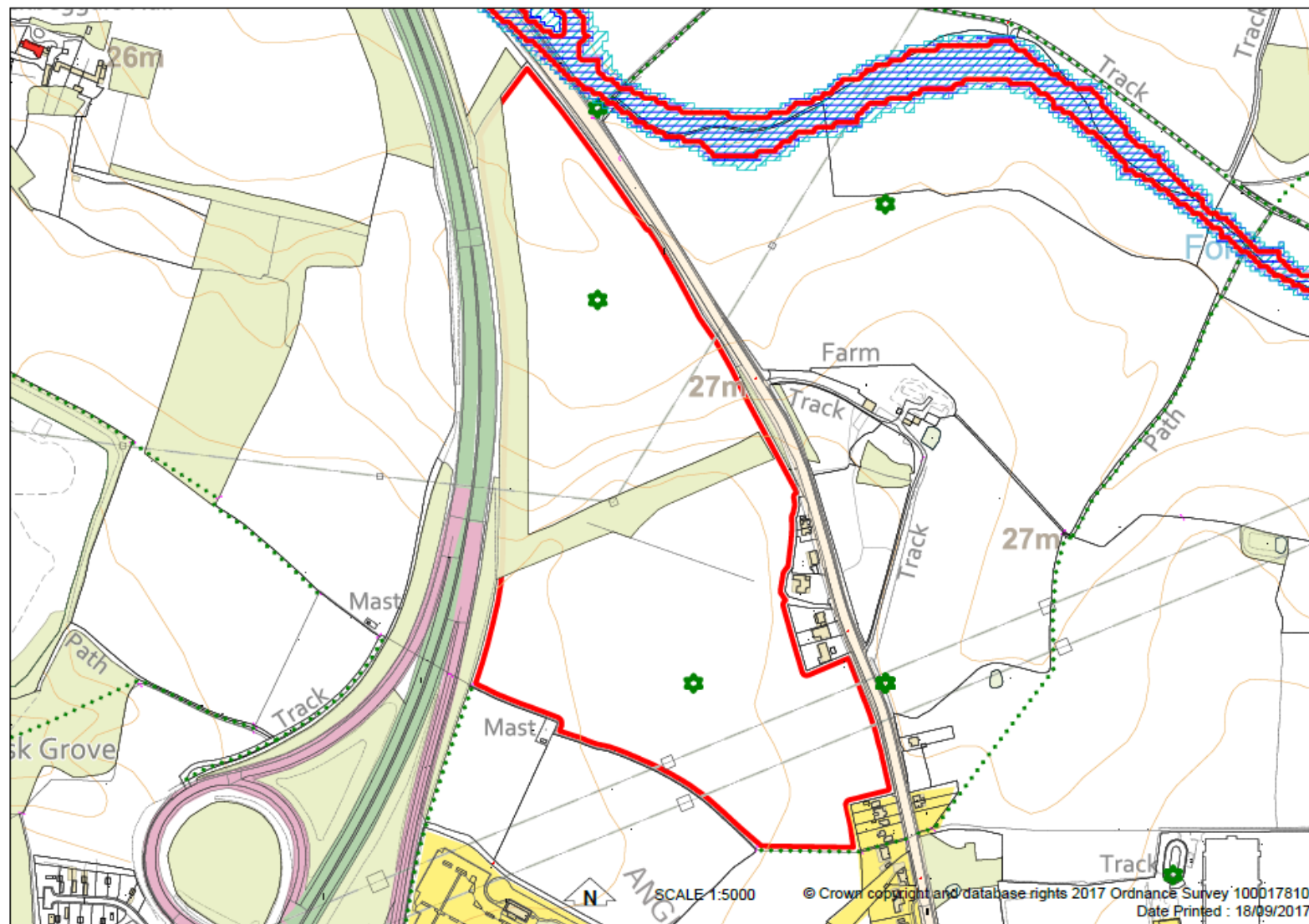
Location Plan

Slide 4



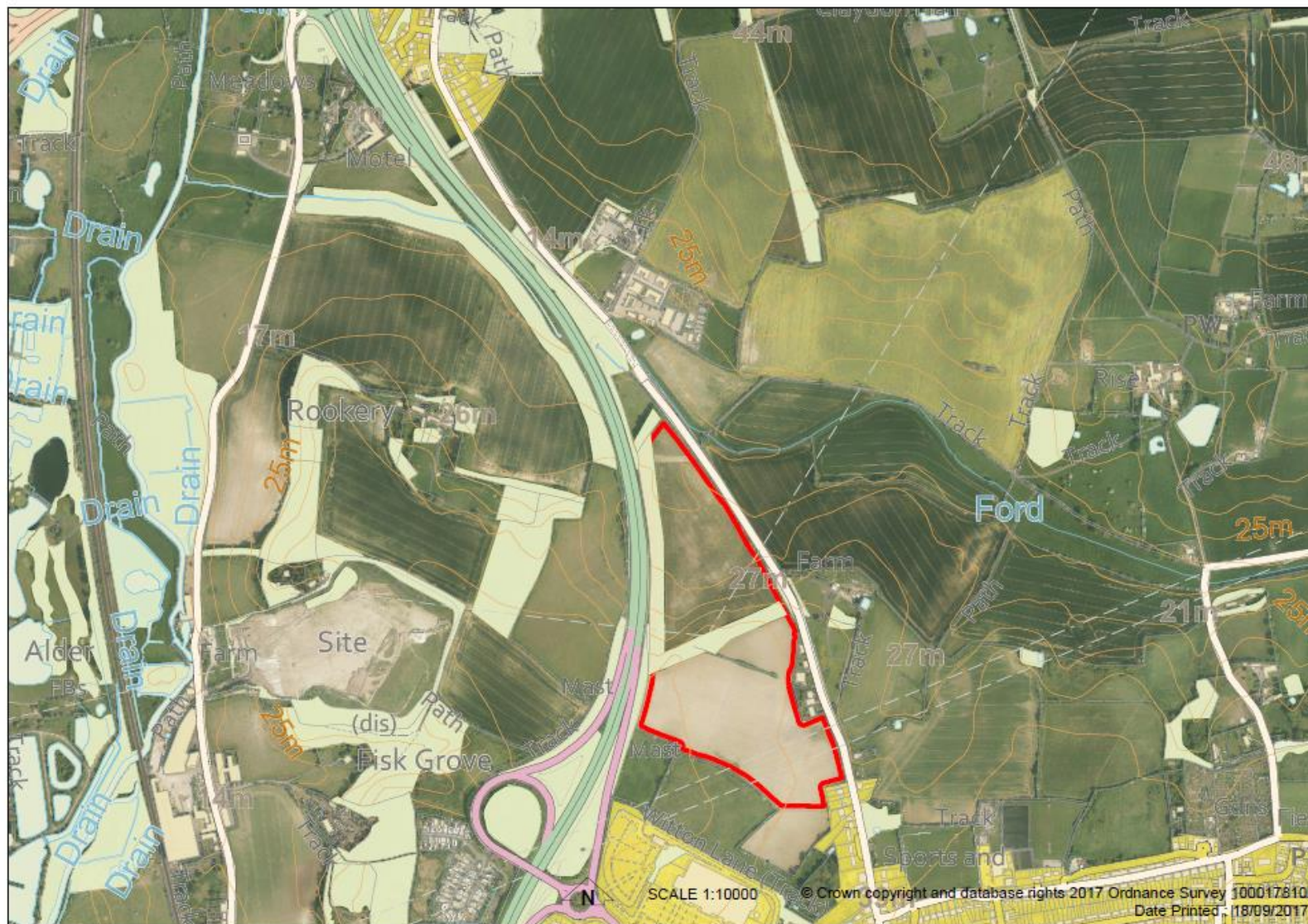
Constraints Map

Slide 5



Aerial Map

Slide 6



Framework Masterplan

Slide 7

Framework Masterplan

1. Main access to the site from Old Norwich Road with a secondary access to the northern part of the site from Old Norwich Road;
2. Existing pedestrian footpath retained on site and linking to Old Norwich Road;
3. Bus only access onto Old Norwich Road allows potential diversion of the existing bus route through the site;
4. Existing hedges and trees belts retained as far as possible to soften the development, add character and provide ecological links north-south and east-west;
5. Large usable areas of POS provides green corridors through the development, around the existing hedgerows;
6. Equipped play area sited within a large open space within the centre of the site and accessible to all;
7. Buildings address POS and streets with shared space / private drive frontage to promote quiet streets;
8. Private block development provides well overlooked streets and private garden spaces;
9. All green spaces have frontages overlooking them to provide natural surveillance;
10. Higher density development creates a focus within key spaces and along a formal avenue which provides legibility to the development;
11. Shared surface square includes parking and landscaping within the street, prioritising pedestrians and reducing the dominance of the car;
12. Low density development on the edges overlooking a green corridor along the hedge line;
13. New street and incidental tree planting softens the development form creating a layered effect of trees and roofscape;
14. Opportunity for SUDS scheme with potential for ecological enhancement;
15. Playing pitches within large usable open space.



client:
Ashfield Land Limited
 project:
 Old Norwich Road, Ipswich
 drawing title:
Framework Masterplan

job number:
 A694152
 date:
 1/2/2008/02
 date:
 March 2017

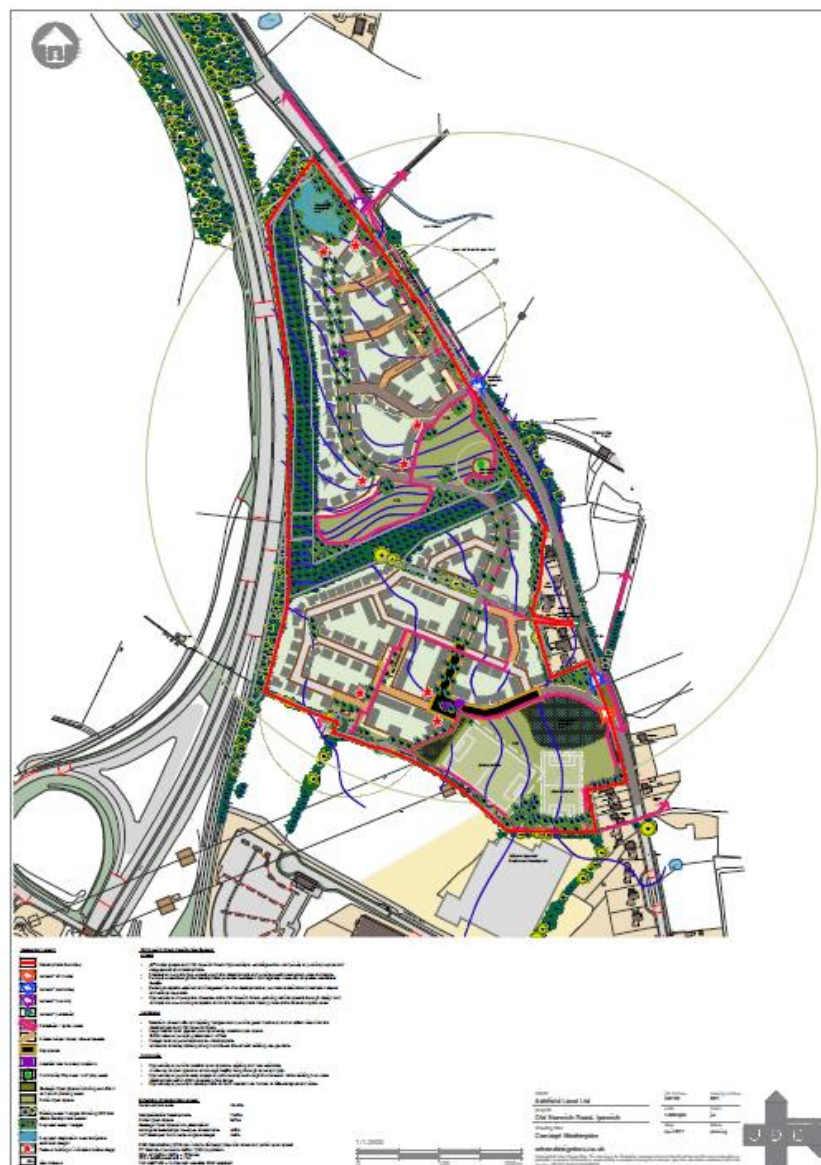
drawing number:
 001
 drawn:
 JWA
 status:
 planning

urban design studio
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Concept masterplan

Slide 8



Development Parameters

Slide 9



