



















Masterplan Legend

-  Development Boundary
-  Access - all modes
-  Access - pedestrian / cycle
-  Access - Allotments
-  Pedestrian / cycle routes
-  key spaces
-  shared surface streets / private drives
-  Key buildings / indicative built frontage / gardens
-  Hedges new / retained
-  LEAP (play area)
-  Public Open Space
-  Existing trees / hedges
-  Proposed trees / hedges
-  Proposed Attenuation Area
-  Proposed Noise Bund / Ecological Area
-  Indicative Allotments

Land to the west of Laws Crescent, Brompton.

Concept Masterplan Principles

- Access**
 - All-modes access from Laws Crescent
 - Pedestrian access from Dorling Way
 - Opportunity for principal street leading through development and series of key spaces
 - Existing PROW along southern boundary retained providing a pedestrian link from the site to Jubilee Close.
 - Informal routes around the edges of the site provide circular walking routes and amenity walking and turning opportunities.
- Landscape**
 - Existing boundary hedges and trees retained within public realm.
 - GI corridor along south eastern boundary incorporating existing hedges and trees, existing ditch and opportunities for SUDS / ecological areas (subject to soakaway TBC).
 - Green streets running through the development allow opportunities for extended green space within streets and street tree planting
 - Entrance Space adjacent to the existing POS on Laws Crescent provides amenity space for new and existing residents and opportunity for well over/looked play space.
 - Potential for sound attenuation within landscaped open spaces to north and west of the development area.
- Community**
 - Potential play area and POS for the benefit of new and existing residents
 - Circular walking routes retained for use by existing and new residents.
 - Up to 150 new homes.

Client:
 Catesby Property Group

Project:
 Land West of Brompton

Drawing:
 Illustrative Masterplan

Scale:
 1:2000 (A2)

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