N

Indicative Masterplan

Bryn Y Groes Farm

February 2014

Key

Perimeter Block

Undevelopable Land

Recreational Space

Landscape Planting

Sharp Gradient

Primary Street

Secondary Street

Pedestrian Footpath

Development Context

1. Development to consist of approximately 50 units located at the centre of the site on roughly 1.6 hectares of land and a density range of between 30 and 40 units per hectare. Urban form will be perimeter block in nature to ensure high levels of natural surveillance and a clutter free streetscene.

2. Development to respond to local context with density decreasing as distance from settlement increases south east to north west. Low density development facing informal recreation area and rural boundary beyond.

3. Parcel of land undevelopable due to adverse slope descending west to east as well as high ecological and landscape value.

Access

4. Main vehicular access off Bryn Y Groes Farm 'South' feeding into the site from the east and looping through the centre of the development.

5. High degree of permeability afforded by several pedestrian linkages which meander throughout the site and adjoin Bryn Y Groes Farm 'South' at the site's eastern and southern periphery as well as the village of Cwmgiedd to the north east.

Landscape

6. New woodland planting and informal recreation area to the north of the site to reinforce the existing planting and establish a robust boundary between urban and rural landscape. The same approach has been taken on the western boundary of the site, minus the informal recreation area.

7. Topography of land to the south of the site has required that it be landscaped rather than developed for housing. However this has presented an opportunity to provide formal local amenity space which not only serves the site in this instance but also Bryn Y Groes Farm 'South'.

8. Soft landscaping will be employed throughout the site in order to soften the urban form and align with the edge of settlement context when viewed from south east to north west.

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