



Masterplan Legend

- Development Boundary
- Access - all modes
- emergency only access
- Pedestrian / cycle /recreational routes
- Indicative pedestrian crossing position
- private drives
- key spaces
- local bus stop locations
- Hedges new / retained
- LEAP (play area)
- Public Open Space
- Existing trees / hedges (showing RPZ that affect development areas.)
- Proposed trees / hedges
- Depressed, landscaped areas designed to manage surface water runoff for the development through balancing exceedance flows.
- Focal buildings / indicative built frontage

Concept Masterplan AINA2002/3202

- Up to 100 Residential units;
- Main access to the site from Swindon Road; additional emergency only access from the south corner of the site along the existing lane.
- Soft edge to the eastern boundary with lower density development facing out onto the landscape space.
- Play area and open space incorporated into the landscape strip to the eastern boundary
- Buildings address the POS road with a shared space / private drive frontage to promote quiet streets.
- All green spaces have frontages overlooking them to provide natural surveillance.
- Series of key spaces to promote legibility and incorporating existing trees / hedgerows
- Houses back on to existing hedges and existing farm.
- Existing hedges and trees retained as far as possible.
- Indicative SUDS strategy to include ecological pond area.
- Childrens' play areas, kick about space and informal useable public open space.
- View corridors allowing views towards the Ridge and Burderop Wood.

Client:
Ainscough Strategic Land

Project:
Berkeley Farm, Wroughton

Drawing:
Concept Masterplan

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1:1250 (A2)

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B