

3.1 SITE PLAN - OPTION 1

3.1.1 Option 1 presents the wider extent of the site area, including the Vicarage and additional bpha assets. The proposal follows the ecclesiastical concept as described earlier in the document, creating a development that takes influence from, enhances and enjoys the church of St Mary. The proposal forms a perimeter edge development, using repeated forms of gables and porches to replicate a cloister. The built form surrounds a community garden, which helps to frame the church and direct views towards it. Movement is encouraged through the site, and new vistas are created towards the church.

3.1.2 Accommodation schedule:

- 8 x 2 Bed 4 Person House Type (c.86sqm)
- 8 x 3 Bed 5 Person House Type (c.92sqm)
- 2 x 4 Bed 7 Person House Type (c.121sqm)

3.1.3 Key features of the site are as follows:

1. Proposal to demolish existing garages and access the site through Elliot Close
2. Access to be retained as pedestrian and Cycle link - potential to create vista to church
3. Shared surface highway
4. Repetitive form of houses to adopt 'cloister' concept - all houses face the garden and church
5. Opportunity to retain the existing bungalows if required
6. Community garden - shared space for residents and church - opportunities for sustainable 'edible' garden
7. Relocation of church hall to former garage site - opportunity to take advantage of level change to create double height space for the 'hall'
8. Proposed parking for the church hall - accessed via existing lane
9. Removal of trees to facilitate development, subject to approval
10. Potential to incorporate additional parking - no dig surface required

