

RENHOLD/ GREAT BARFORD

AREA 2 - CALL FOR SITES - NEW EMPLOYMENT AREA

PROPOSER HOWBURY HALL ESTATE - AUGUST 2020



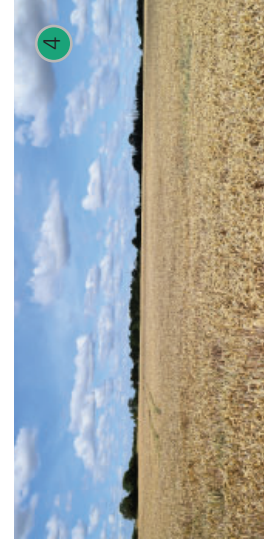
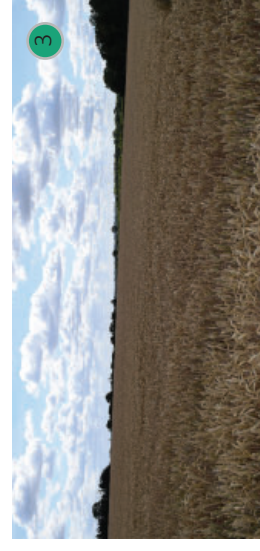
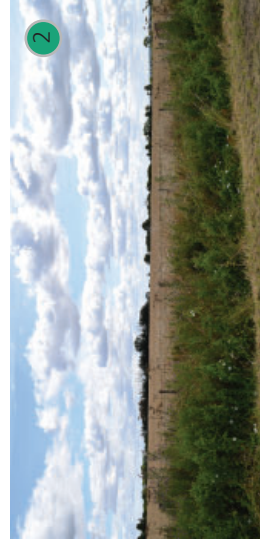
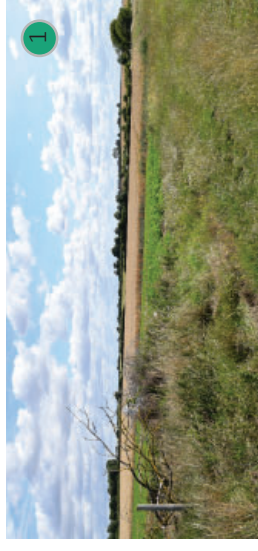
AREA 2
WATER END
BEDFORD
MK41 0LW

PRC

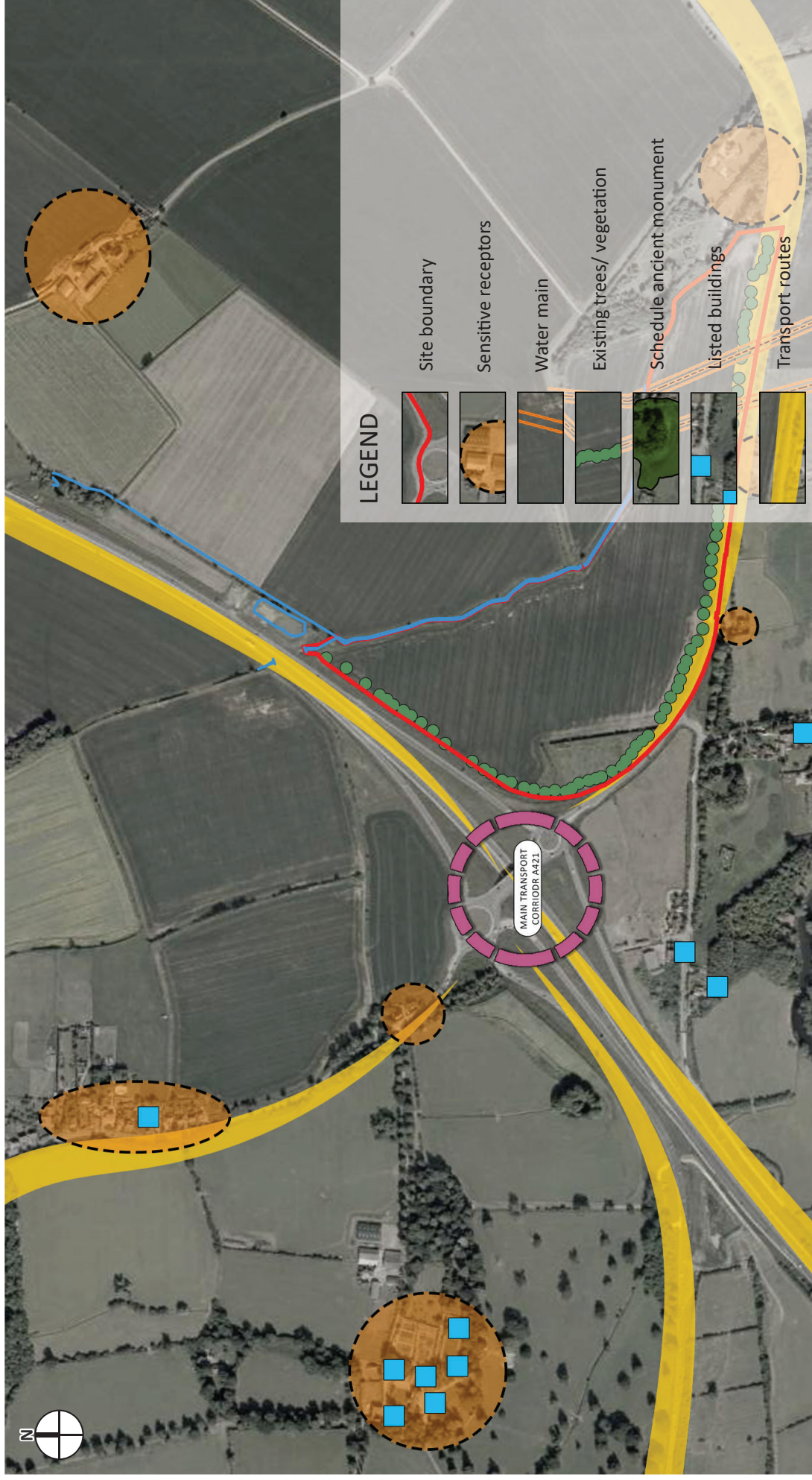
CONTEXT PLAN



LOCATION PLAN



CONSTRAINTS PLAN



ILLUSTRATIVE MASTERPLAN

NEW EMPLOYMENT AREA



Boundary tree screen 15m - 25m deep

Largest building set in to the site where it will have the least visual impact.

Individual development plots to enhance legibility and break up built form with strong green links between plots the south and east.

SuDS used to create an ecologically diverse habitat that mimics natural drainage processes to reduce the effect on the quality and quantity of runoff from the development and provide amenity and biodiversity benefits. Surface water balancing feature. Tree planting set back to create an open corner to the site.

Landscape buffer to filter views toward the new built development from the A421, enhancing the sense of enclosure and providing a positive setting which enhances the appreciation of views towards the site.

Green corridor new planting and existing hedge/tree line.

Separation through amenity space, bund and tree screen to residential dwellings.

Smaller units located along western boundary to create a perforate edge.

South side development plots to be small scale employment units 'barn' aesthetic.

New access taken from the enlarged A421/ Water End roundabout and modifications to Water End access.

Proposed services including EV charging points.

INDICATIVE IMAGES

SMALL SCALE LOCAL EMPLOYMENT UNITS



INDICATIVE IMAGES

TYPICAL EMPLOYMENT UNITS IN A LANDSCAPE SETTING

