

LANDSCAPE CHARACTER

The site is a small enclosed paddock tucked into the deep valley at the end of Ayleston Park. There is a small stream at the southern boundary, with associated hedgerow planting, and informal open space beyond. Otherwise, the land is contained by development and is not significant in any views from within or beyond the settlement.

ENVIRONMENTAL CAPITAL

Asset: Mature trees and significant hedges.
Current value: Habitat for birds and small mammals.

Proposal: Protect and retain within the new development, incorporating additional planting to strengthen and diversify the habitat.

Asset: Natural watercourse.

Current value: Sustains wildlife and planting.

Proposal: Protect with sustainable drainage scheme and appropriate edge planting.

SUSTAINABILITY INDICATORS

Resource minimisation.

Terraced housing to minimise heat loss from external walls. Solar gain on south facing slope. Sustainable drainage to safeguard water quality and avoid flood risk. All private drives and parking areas should have permeable surfaces.

Design quality.

Local distinctiveness preserved through detailed design including dark roofs and rendered finishes in typical local colours.

Opportunity and equity.

House types to meet local affordable needs.

DEVELOPMENT PRINCIPLES

The scheme should use simple terraced housing around two small courtyards, with consistent materials and colours to unify space. Car parking, road surfaces, private boundaries and the spaces in front of the houses should be integrated in a comprehensive hard landscaping scheme.

A footpath link must be provided to give access to local shops and the town centre.

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28 - 30 TWO STOREY TERRACED HOUSES WITH PRIVATE GARDENS AND SHARED PARKING.



EXISTING TREE AND HEDGE PLANTING WITH FOOTPATH



28 - 30 dwellings
 East of Brownston Street, Modbury

DRAFT FOR CONSULTATION - JANUARY 2002