PECH Kings Tamerton
Illustrative Masterplan

- Site boundary
- Phase boundary
- Shared surface space
- Potential pedestrian and cycle links off site to wider green space
- Retained Woodland
- Reptile Receptor Site
- Landmark building

Accommodation Schedule

PHASE 1	PHASE 2
6 x 1b apartments	6 x 2b apartments
16 x 2b apartments	12 x 2b houses
7 x 2b houses	9 x 3b houses
11 x 3b houses	3 x 4b houses
Total 40 units	**Total 30 units**

Overall parking spaces - 118
A ratio of 1: 1.7 plus visitor and car club

1. Vehicular access
2. Cycle/ pedestrian link to wider city cycle route
3. Possible entrance space orchard
4. Road to align with Adams Close at same level to allow easy pedestrian and cycle access
5. Footpath
6. Bicycle charging & possible location for electrical sub station (Coombe Way entrance)
7. Car club
8. Green space
9. Central open space
10. Informal open space
11. Opportunities for informal play
12. Communal garden
13. Possible allotments
14. Enhanced hedgerow on boundary
15. Rear gardens to hedgerow
16. Illustrative location of swale/ rain garden
17. Bridges over swale/ rain garden
18. Car parking court
19. Removal of existing hedgerow as 'stranded asset' - trees retained if possible & desirable

Drawing no: 200106 L 02 01 C NTS Date: April 2021

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PECH Kings Tamerton
Indicative housing mix

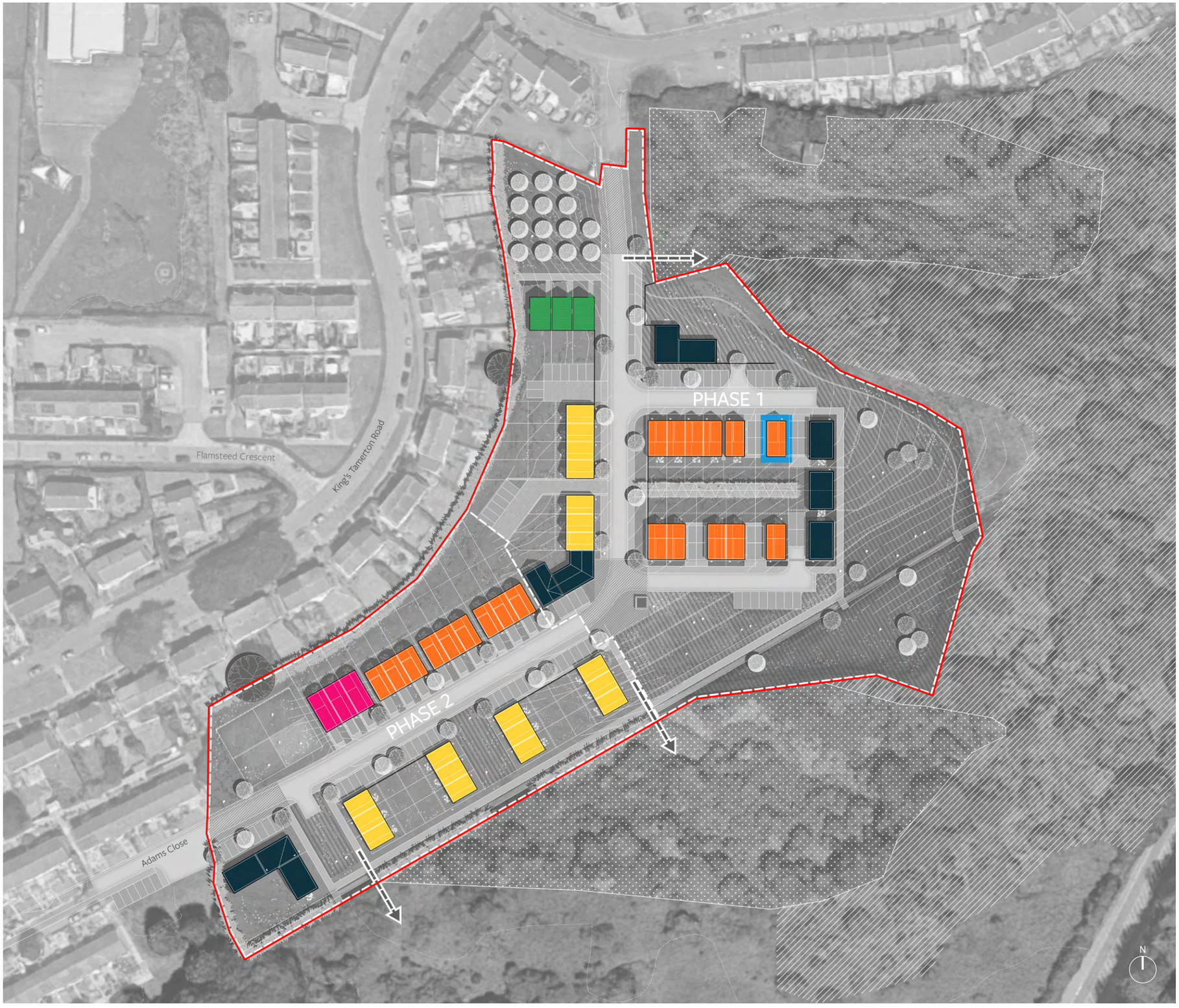
- Site boundary
- 2 bed house
- 3 bed house
- 4 bed house
- 1 bed apartment
- 2 bed apartment
- Illustrative wheelchair home PT M4 (3)

Accommodation schedule

PHASE 1	PHASE 2
6 x 1b apartments	6 x 2b apartments
16 x 2b apartments	12 x 2b houses
8 x 2b houses (including 1 x wheelchair home)	9 x 3b houses
10 x 3b houses	3 x 4b houses
Total 40 homes	Total 30 homes

Note

The illustrative layout assumes that 13 x part M4(2) compliant & 1 x part M4(3) compliant (across both phases).



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PECH Kings Tamerton
Indicative car parking

- Site boundary
- On-street parking
- On plot parking
- Garage parking
- Visitor parking
- Courtyard parking
- Car club

Overall parking spaces - 118
A ratio of 1: 1.7 plus visitor and car club

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PECH Kings Tamerton

Indicative landscape & drainage

- Site boundary
- Proposed trees
- Pedestrian link to wider green space
- Swale/ rain garden
- Central open space
- Possible allotments
- Possible entrance space orchard
- Informal open space
- Retained and enhanced hedgerow

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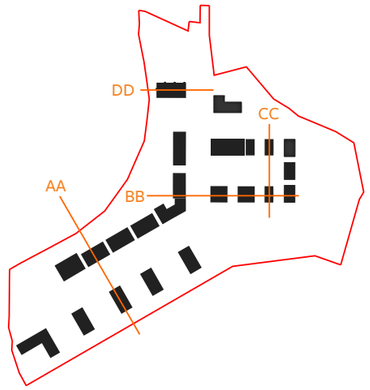
PECH Kings Tamerton

Indicative sections



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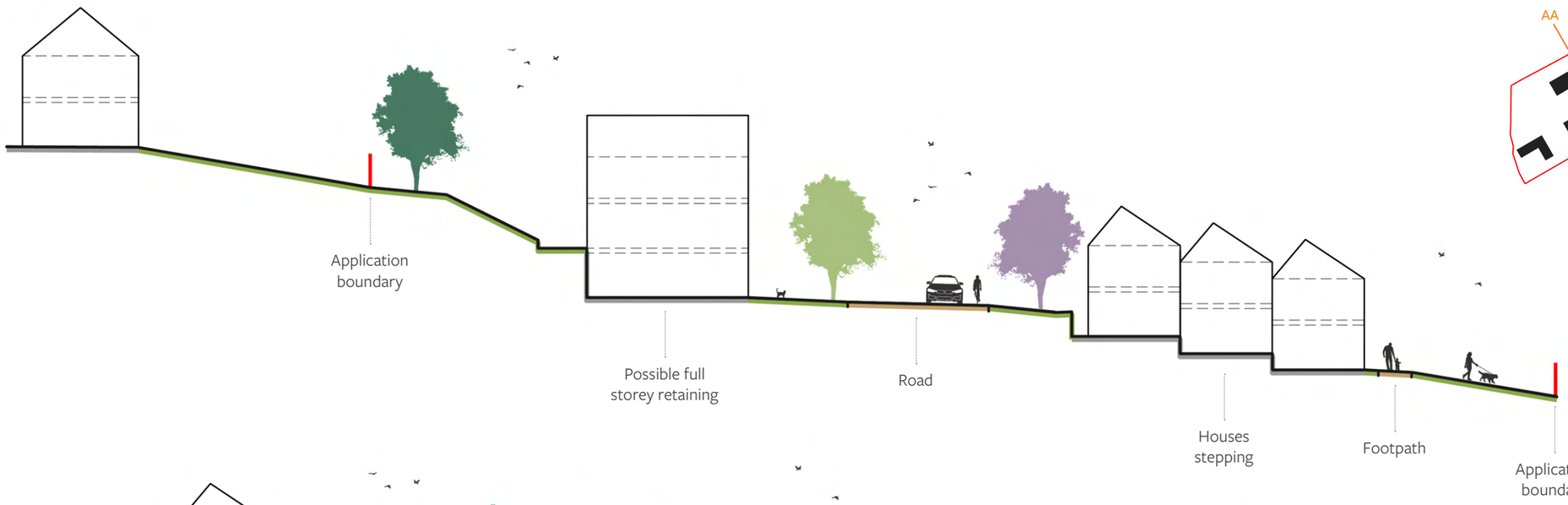

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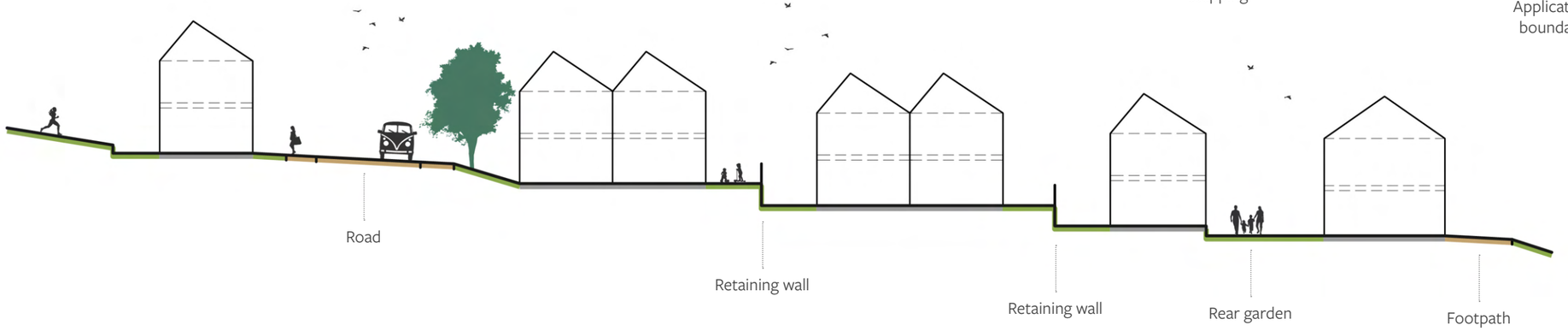

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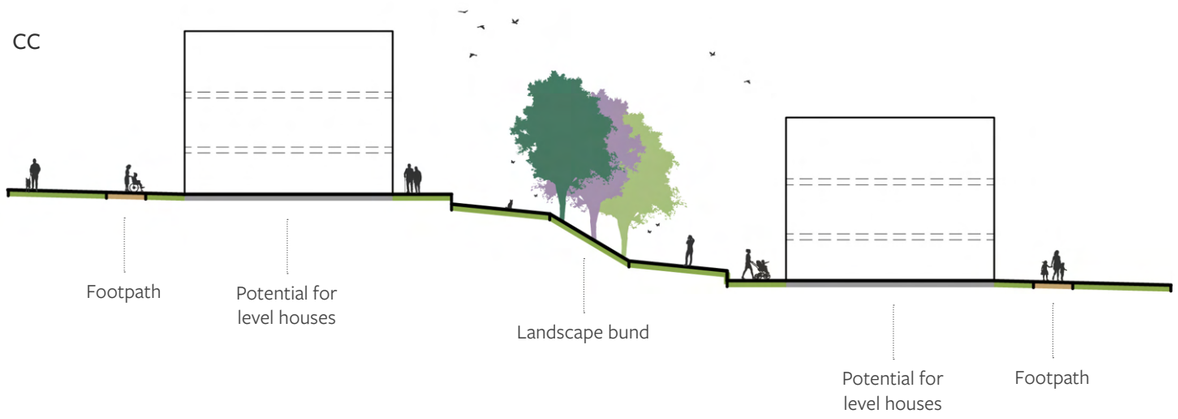

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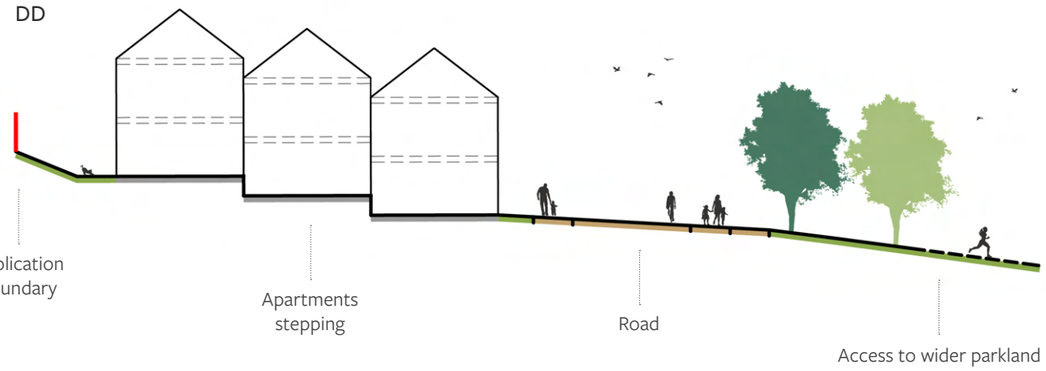

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