



Existing Green Bridge (pedestrian / cycle route)

Footpath and stepped access to the Green Bridge

Terraced gardens / open space

Shared Cycle / footpath (1:20 slope where possible)

Existing quarry edge and face retained

Terraced landscape bund (3m high) as a sound buffer and visual screen. Bund shall be designed with artist as a landscape feature within the clay country landscape

Future development area

Stepped / sloping Cornish Street

Future development area

Play space, gardens and habitat space

Allotment garden outbuilding

Open space / gardens with allotments fronted onto by housing

Steep (cliff) landscape retained

Junction and Landscape entrance feature from Carbis Road

Carluddon

Santor

Retail (RA2)

Retail (RA3)

Community Centre (CB1)

Local Centre (Shared space)

Doctors (DS1)

Dentist (DS2)

Primary School Site (subject to separate application)

6.1m wide main access road with swale and green verge

Green link space and footpath link to wider network around Baal Pit

Viewing platforms / space with elevated views directed over Baal Lake

Viewing platforms / space with elevated views directed over Pentruff Lake

Key open space and garden with land form features to provide visual landmark feature

Green link space and footpath link to wider network around Baal Pit

3m wide crushed gravel footpath (to match existing surfaces)

Green link space and footpath link to wider network around Baal Pit

Viewing platforms / space with elevated views directed over Pentruff Lake

Key open space and garden with land form features to provide visual landmark feature

Green link space and footpath link to wider network around Baal Pit

Roundabout feature entrance. Landform feature with planted centre to roundabout

Carbis Road - carriageways separated by a 2m wide central landscape verge with shrub / tree planting. Visitor parking (grasscrete) to southern carriageway.

Widened road approach to development entrance feature

Existing Public Right of Way and crossing

Linear open space with garden spaces, linear play features, planting and social spaces

Two-way access into residential parking court and school

Road narrowing

Road narrowing

Viewing platforms / space with elevated views directed over Pentruff Lake

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L01.13

L01.11

L01.12

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
R	03.12.18	Datum point added to drawing. D4 and D4A corrected to 4 bed. D2 corrected to D2A house type.	GLP
O	16.11.18	Amended central space layout and amended house type	IDR
P	27.09.18	Red line branding updated.	IDR
O	14.09.18	Various site amendments following development of landscaping and highways. Red line boundary updated to suit Highways	GLP / IDR
N	07.09.18	Various site amendments following development of landscaping and highways	IDR
M	28.08.18	Various site amendments following development of landscaping and highways	SH / IDR
L	27.07.18	Various site amendments following development of landscaping and highways. GH house types added.	IDR / GLP
K	04.07.18	Layout amendments. Local Centre amended to reflect JLL advice	IDR
J	19.06.18	Layout amendments. Local Centre amended to reflect JLL advice	IDR
H	11.06.18	Layout amendments. House types revisions (downhouses) and clarification	IDR

architecture urbanism landscape

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LHC GROUP
www.lhc.net

EXETER 01392 444334
PLYMOUTH 01752 699368

TITLE: WEST CARCLAZE GARDEN VILLAGE ST AUSTELL CORNWALL

DETAIL: ILLUSTRATIVE MASTERPLAN (SITE PLAN)

DATE: 18/05/18 SCALE: 1:1250 @A1

DRAWING NO: 17120 L01.02 REV: R AUTHOR / CHECKED: IDR / JB

DRAWING - STATUS: PLANNING

Note:
Survey stations taken from Sumo Survey Ltd topographical survey reference SORO12524 'Carluddon, West Carclaze, St Austell', dated 06/03/2018. The datum of these stations is relative to FFL's. Survey is referenced to OS Grid and Level Datum.