

Appendix 19

Constraints and Opportunities Plan

170901_PLAN 19_CONSTRAINTS_&_OPPORTUNITIES_PLAN.dwg



Large pylon and associated over-head power line running north of the Site.

The gradient of the site and natural low point in north-western corner offer an opportunity to develop a 'SUDS' for any future development.

The ZTV identifies potential views towards the Site from the northwest (as indicated by orange arrows); as such the visual appearance of any future development from this direction is a key consideration

The retention of existing hedge and trees would preserve valued landscape assets. Their integration as part of any future development will contribute to its green infrastructure and help to 'break-up' the massing of built form.

Existing boundary hedgerows would benefit from enhancement in places, thus improving on the level of screening they would provide to any future development.

Typically rear gardens are presented towards the settlement boundary; this provides a buffer to existing development and sets a precedent for future schemes

Existing buildings of limited architectural merit and do not make a positive contribution to the wider landscape and visual characteristics of the site and its setting

Consented access from Springhill Lane

Large, predominantly detached, houses set back from roadside

LEGEND	
	SITE BOUNDARY
	BOROUGH BOUNDARY
	EXISTING TREE
	EXISTING HEDGEROW
	HIGH VOLTAGE OVER-HEAD POWER LINE
	TREES AND VEGETATION PROPOSED FOR REMOVAL
	1M CONTOURS / SPOT LEVELS
	EXISTING DWELLINGS WITH GARDEN BOUNDARIES TO SITE
	PROPOSED ACCESS
	EXISTING BUILDINGS ON SITE
	SURROUNDING RESIDENTIAL AREAS
	LAND UNDERSTOOD TO IN WNEERSHIP OF STAFFORDSHIRE COUNTY COUNCIL

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SPRINGHILL LANE, WOLVERHAMPTON
PROMOTIONAL DOCUMENT
CONSTRAINTS AND OPPORTUNITIES PLAN

PLAN 19

Scale 1:2000@A3 Date SEPT 2017

Appendix 20

Initial Concept Sketch



LEGEND

	SITE BOUNDARY
	RESIDENTIAL
	INDICATIVE FRONTAGES
	COMMUNITY HALL / NURSERY
	PUBLIC OPEN SPACE
	INDICATIVE HIGHWAY
	EXISTING TREE
	EXISTING HEDGEROW
	INDICATIVE INFILTRATION BASIN
	INDICATIVE PLAY AREA (400M ²)

NOTES:
THIS DRAWING IS FOR INDICATIVE PURPOSES ONLY AND SUBJECT TO DETAILED ANALYSIS, DESIGN AND PLANNING.

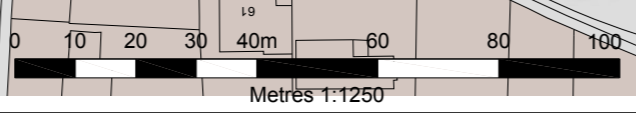
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SPRINGHILL LANE, WOLVERHAMPTON
PROMOTIONAL DOCUMENT
INITIAL CONCEPT SKETCH

PLAN 20

Scale 1:1250@A3 Date AUGUST 2017



Appendix 21

Draft Masterplan



LEGEND	
	SITE BOUNDARY
	INDICATIVE LAYOUT OF RESIDENTIAL DEVELOPMENT
	ASSOCIATED GARDEN SPACE
	COMMUNITY HALL / NURSERY
	PUBLIC OPEN SPACE
	INDICATIVE HIGHWAY AND ASSOCIATED FOOTWAY
	PEDESTRIAN LINKS
	EXISTING TREE
	EXISTING HEDGEROW
	PROPOSED TREE PLANTING
	PROPOSED HEDGEROW
	INDICATIVE INFILTRATION BASIN
	INDICATIVE PLAY AREA (400M ²)

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SPRINGHILL LANE, WOLVERHAMPTON
PROMOTIONAL DOCUMENT
DRAFT MASTERPLAN

PLAN 21

Scale 1:1250@A3	Date SEPT 2017
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Indicative infiltration basin located within the lowest lying area of the Site; this feature would be integrated as part of the wider SUDS.

Properties orientated to work with natural landform and break up their massing when viewed from the north west

Rear gardens and additional structural planting offer an opportunity to create a 'diffuse edge' to any proposed development

Pedestrian linkages to central public open space

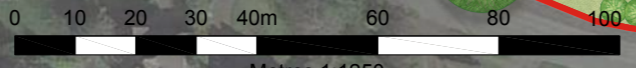
Opportunity to orientate main aspect of the properties towards the public open space thus enhancing the level of connectivity and 'natural surveillance'

Community Hall / Nursery located in close proximity to access from Springhill Lane

Retention of existing hedgerow and trees in combination with proposed planting would provide a 'green spine' to the development

Secure and visually attractive street-scene created using varied but complimentary architectural styles and subtly contrasting landscape materials to define defensible space around properties

Properties orientated onto Springhill Lane







Appendix 22
Adjoining County
Council Land

170901_PLAN 13_21&22_LANDSCAPE STRAT_DRAFT_MASTERPLAN_&_ADJ_CC_LAND.dwg



LEGEND

-  SITE BOUNDARY
-  SURROUNDING RESIDENTIAL AREAS
-  LAND UNDERSTOOD TO IN WNERSHIP OF STAFFORDSHIRE COUNTY COUNCIL
-  POSSIBLE LINKS TO ADJOINING LAND HOLDING

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SPRINGHILL LANE, WOLVERHAMPTON
PROMOTIONAL DOCUMENT
ADJOINING COUNTY COUNCIL LAND

PLAN 22

Scale 1:2000@A3 Date SEPT 2017

