



- Site Boundary
 - Public Right of Way
 - Pedestrian Access to School
- 1 A vehicle and pedestrian access from Vicarage Lane with minimal alteration to the existing boundary wall, thus retaining the enclosed character of the street;
 - 2 A new pedestrian route passes through the retained historical wall through its existing openings;
 - 3 An opportunity to provide dedicated off-street car parking for those residents that currently park their vehicle across the footway on Vicarage Lane;
 - 4 A community building with space co-working space and parking
 - 5 New drainage ditches imitating rhynes which feed into an area for surface water attenuation;
 - 6 Public open space incorporating retained and new viewlines to St Mary's Church;
 - 7 Pedestrian connection with the existing public right of way network giving direct access to the wider countryside;
 - 8 New tree and hedgerow planting to enhance existing boundary vegetation;
 - 9 Structural planting to provide further visual buffering to the school playground;
 - 10 A dedicated staff parking area and new pedestrian access for Olveston Primary School;
 - 11 Additional buffer planting to help mitigate visual impact from long distance views; and,
 - 12 An ecology pond for the benefit of the flora and fauna.

client
Charterhouse Strategic Land

project title
Land at Grey Gables, Olveston

drawing title
Framework Masterplan

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|----------------|-------------------------|----------|------------|
| date | 14 December 2023 | drawn by | MLS |
| drawing number | edp7138_d004a | checked | PWI |
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