

IFTON HEATH

PUBLIC CONSULTATION - 20/04/2020

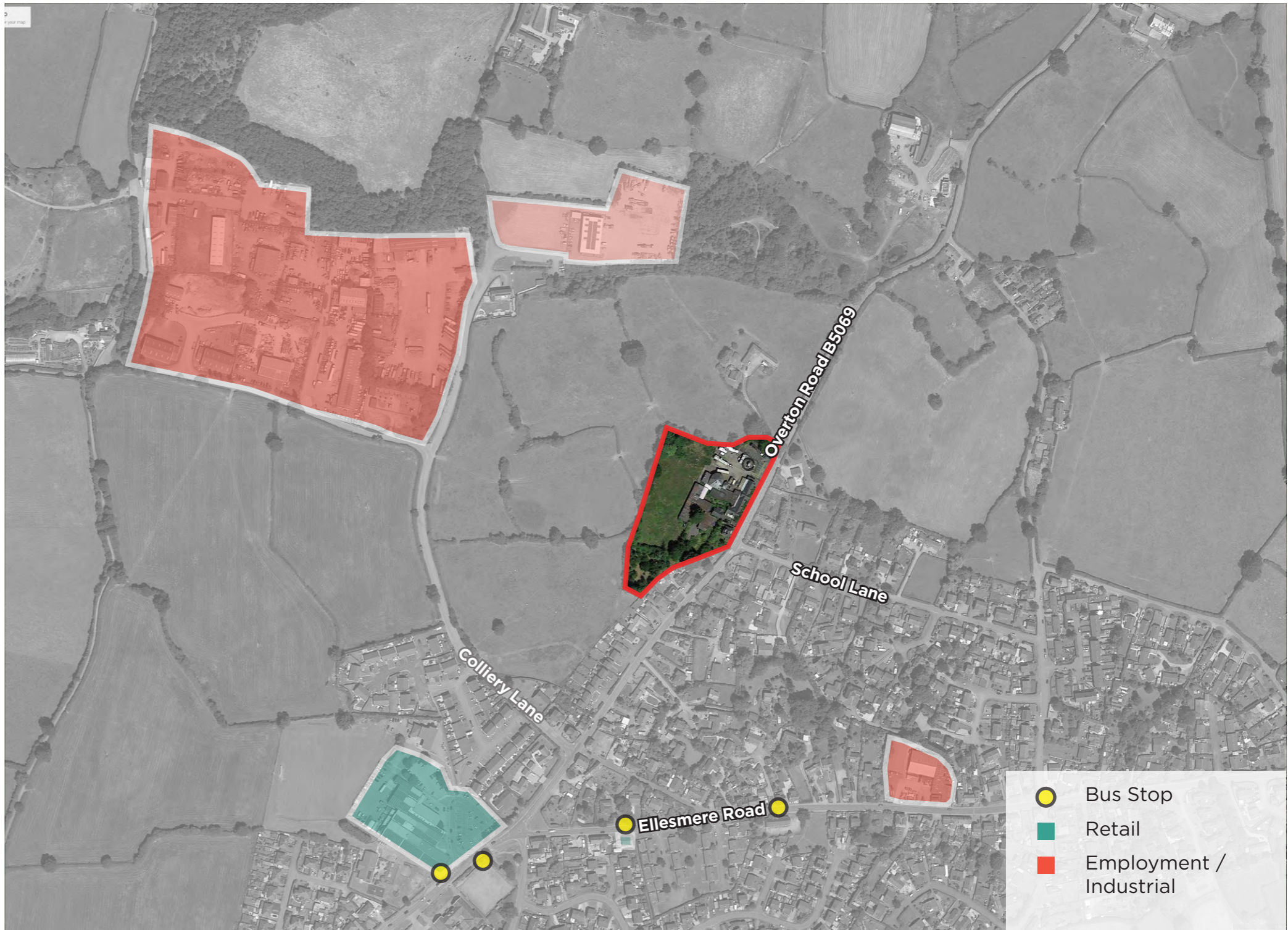


SITE ANALYSIS

Thank you for viewing the Ifton Heath public consultation boards.

The public consultation presents the emerging planning proposals for the redevelopment of the site currently occupied by the former Ifton Heath Primary School.

- This site, along with several others in Shropshire, has been allocated for residential development and will be developed by Cornovii Developments together with Shropshire County Council. AHR have been appointed to submit a detailed planning application for the site.
- The scheme intends to recreate the massing of the existing buildings onto Overton Road, with front-facing houses to provide active engagement to the landscaped street frontage.
- The layout and design will seek to retain the most beneficially useful areas of habitat and woodland within public open space.
- The development will comprise of a minimum of 40 residential dwellings and will contain a significant number of affordable homes.



Site location



1) View looking North East along the B5069



2) View looking South West along the B5069



3) View of existing school buildings and one of the former site entrances



Site Analysis

SITE PLAN DEVELOPMENT



PROPOSED SITE PLAN

Revision 3: Lower density - Natural public open space areas, traffic calming measures



HOUSE TYPE SCHEDULE			
Name	Count	Brief Area	Area Sq Ft
1 Bed Bungalow	3	150 m ²	1615 SF
2 Bed	5	350 m ²	3767 SF
2 Bed Bungalow	3	183 m ²	1970 SF
3 Bed	24	2016 m ²	21700 SF
4 Bed	5	485 m ²	5220 SF
	40	3184 m ²	34272 SF

- Buildings will be constructed primarily with brick
- Houses will be two storeys in height with some smaller bungalows at one storey
- Each home will have private amenity space and two private car parking spaces
- Change in material and level at the entrance to the scheme, to reduce vehicle speeds and create a gateway to the site.
- Each home will meet Technical Housing Standards: Nationally Described Space Standard - March 2015
- All homes to meet Lifetime Home (LTH) Revised Criteria - July 2010
- All homes will have an EPC rating B through a fabric first approach

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VIEWS OF SITE MODEL



View from South East



View from East showing frontage to Overton Road



View from North West looking towards site



View from West



View from within site looking South West