

## Plan 4 : Concept plan for the Brades Village SPD Area

- Brades Village SPD Area Boundary
- Existing community uses and private recreation space.
- New strategic open space and green links.
- New residential opportunities for average densities between 50/75 dph.
- New residential opportunities for average densities between 40/50 dph.
- ■ ■ Through road connections to be designed to link existing road network. The design should discourage the potential for rat running and restrict vehicle speeds.
- New internal road layout to provide connected residential structure.
- ..... Potential pedestrian and cycle link to improve access to local facilities.
- Existing internal road connections.
- Landmark opportunities.
- ▨ Infill opportunity for new residential development to face onto and enclose the Ashtree Road frontage.
- ★ Built form should be designed to visually reinforce key nodes within the new residential layout and at key entrance points.
- ● ● Improvements to canal frontage (in consultation with British waterways).
- ● ● Improvements to canal towpath to ensure easy pedestrian/cycle access (in consultation with British Waterways).
- ▲ ▲ ▲ New built form to overlook canal and improve natural surveillance.
- ▲ ▲ ▲ New development to face onto and integrate with existing street network.
- ~ ~ ~ New development should be orientated to back onto and secure the rear of existing back garden areas and conceal poor views.
- ┌ ┐ Limited opportunities for direct vehicular access.
- ↘ ↙ New residential layout to overlook Strategic Green Open Space.
- ⬢ ⬢ ⬢ Potential to connect new development and Hillbank with a pedestrian connection only to improve access to local facilities for existing and new residents.
- ~ ~ ~ Substantial levels difference falling from Ashtree Road into the site.
- ~ ~ ~ Potential environmental enhancement works.
- ■ ■ Potential to connect green spaces with green links.

*New development should face onto new street frontages and primary existing street frontages Brades Rise, Brades Road, Dudley Road East and Lower City Road*

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