

Area of earth and stone wall will be removed as planning approval PA18/04498 to achieve adequate visibility splay - currently under construction

01 Highways Visibility Plan

REF 2605-C-007
SCALE 1:250

DRAFT

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TITLE
Proposed residential development at land south of Newmills Lane, Truro
CLIENT
Epernay Consultants Ltd
DETAIL
Highways Visibility Plan

AUTHOR
SLJ
DATE
June 2019
SCALE
1:250
CHECKED

REV	DESCRIPTION	DATE	INS
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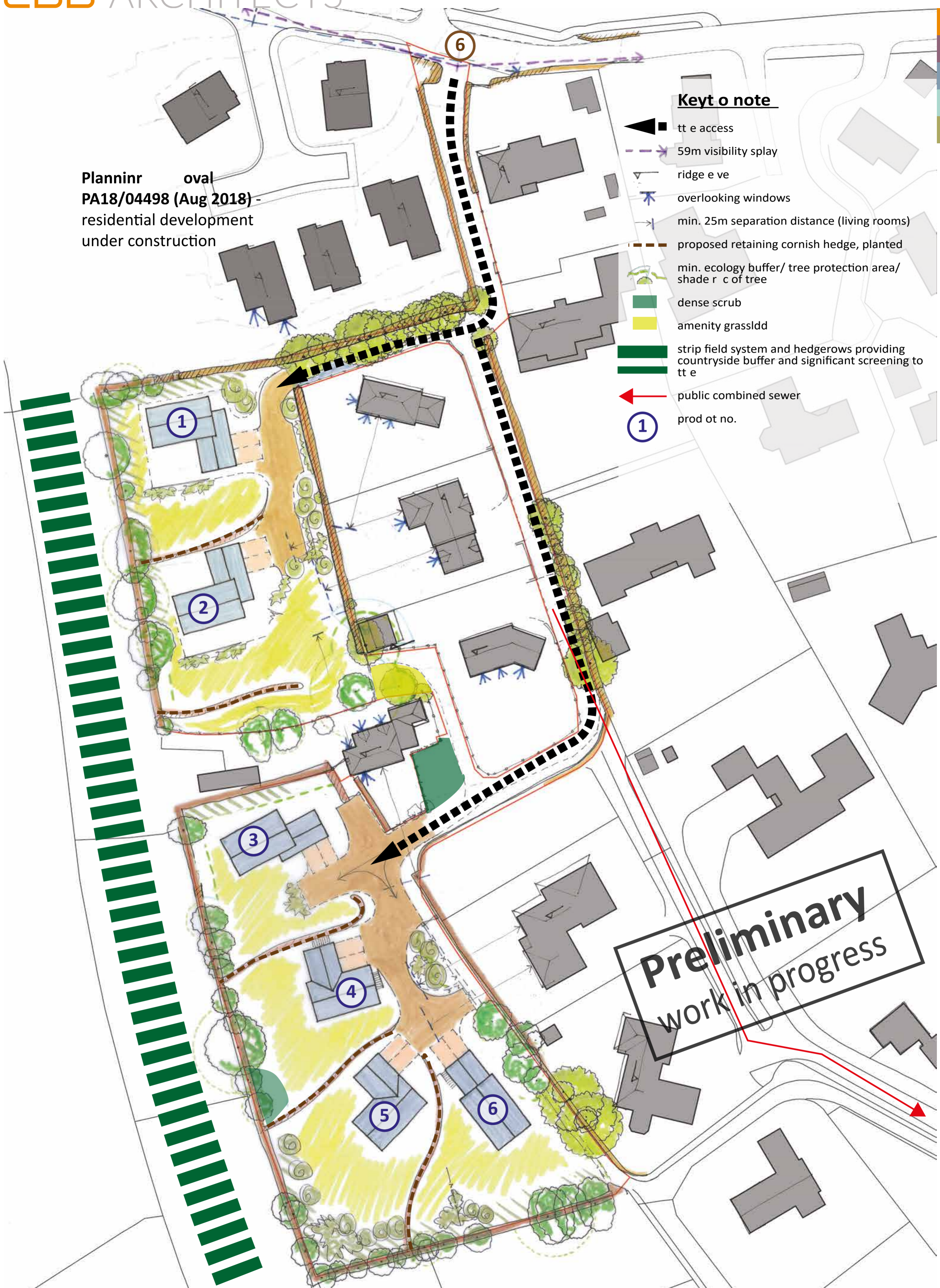
RIBA
Chartered Practice

STATUS Preliminary	DRAWING No. 2605-C-007	REVISION -
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Planning application
 PA18/04498 (Aug 2018) -
 residential development
 under construction

Key to note

-  private access
-  59m visibility splay
-  ridge level
-  overlooking windows
-  min. 25m separation distance (living rooms)
-  proposed retaining cornish hedge, planted
-  min. ecology buffer/ tree protection area/ shade r c of tree
-  dense scrub
-  amenity grassland
-  strip field system and hedgerows providing countryside buffer and significant screening to site
-  public combined sewer
-  product no.





^ View proposals from Sainsbury's



^ View proposals from bridge over railway

Zoomed versions
of above visuals >>

Preliminary
work in progress



Preliminary Visual Appraisals

Land south of New Mills Lane, Kenwyn, Truro

Ref: 2605-SK-V1 • Date: October 2019 • Author: SLJ • Client: Epernay Consultants Ltd.

Preliminary
work in progress

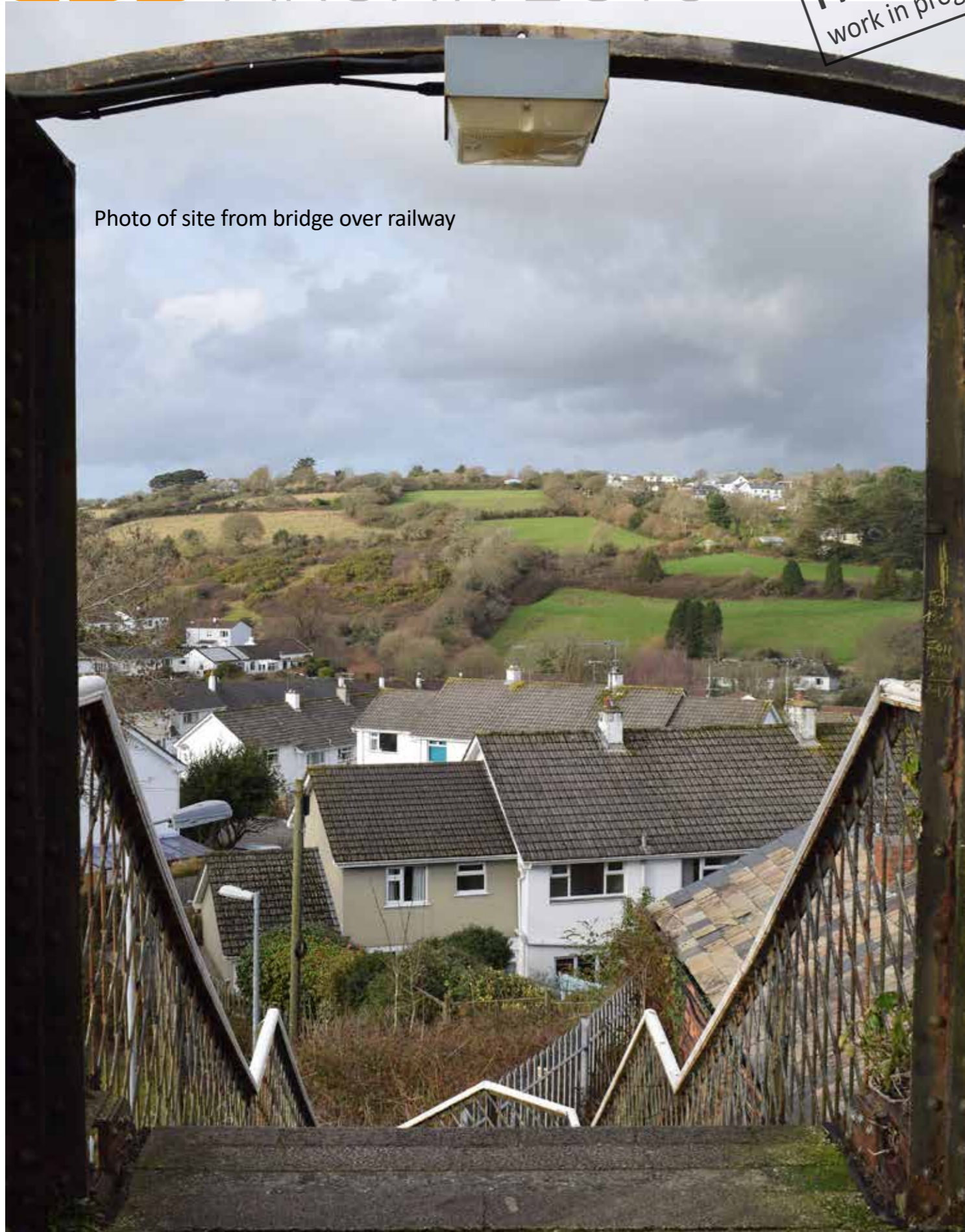


Photo of site from bridge over railway

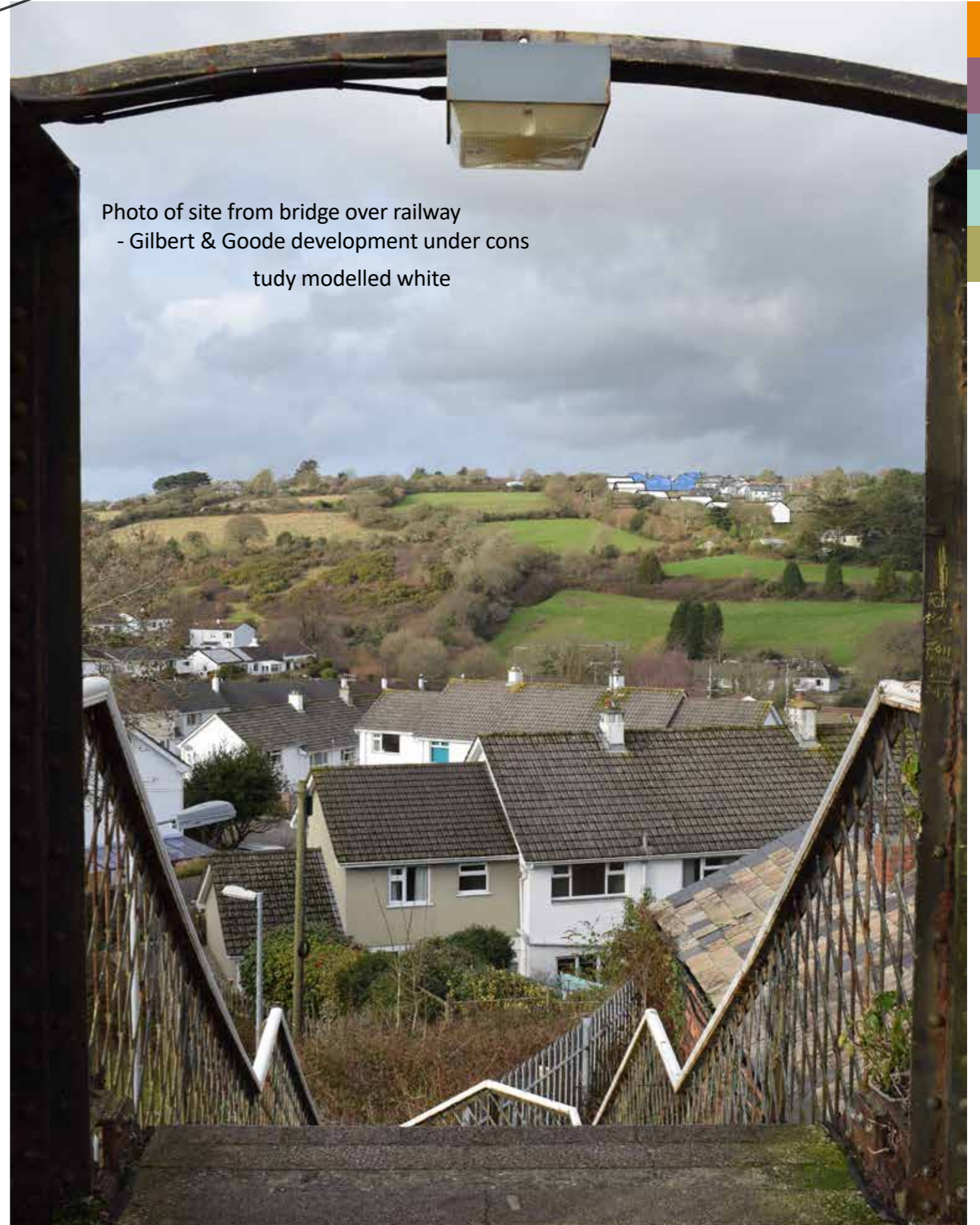


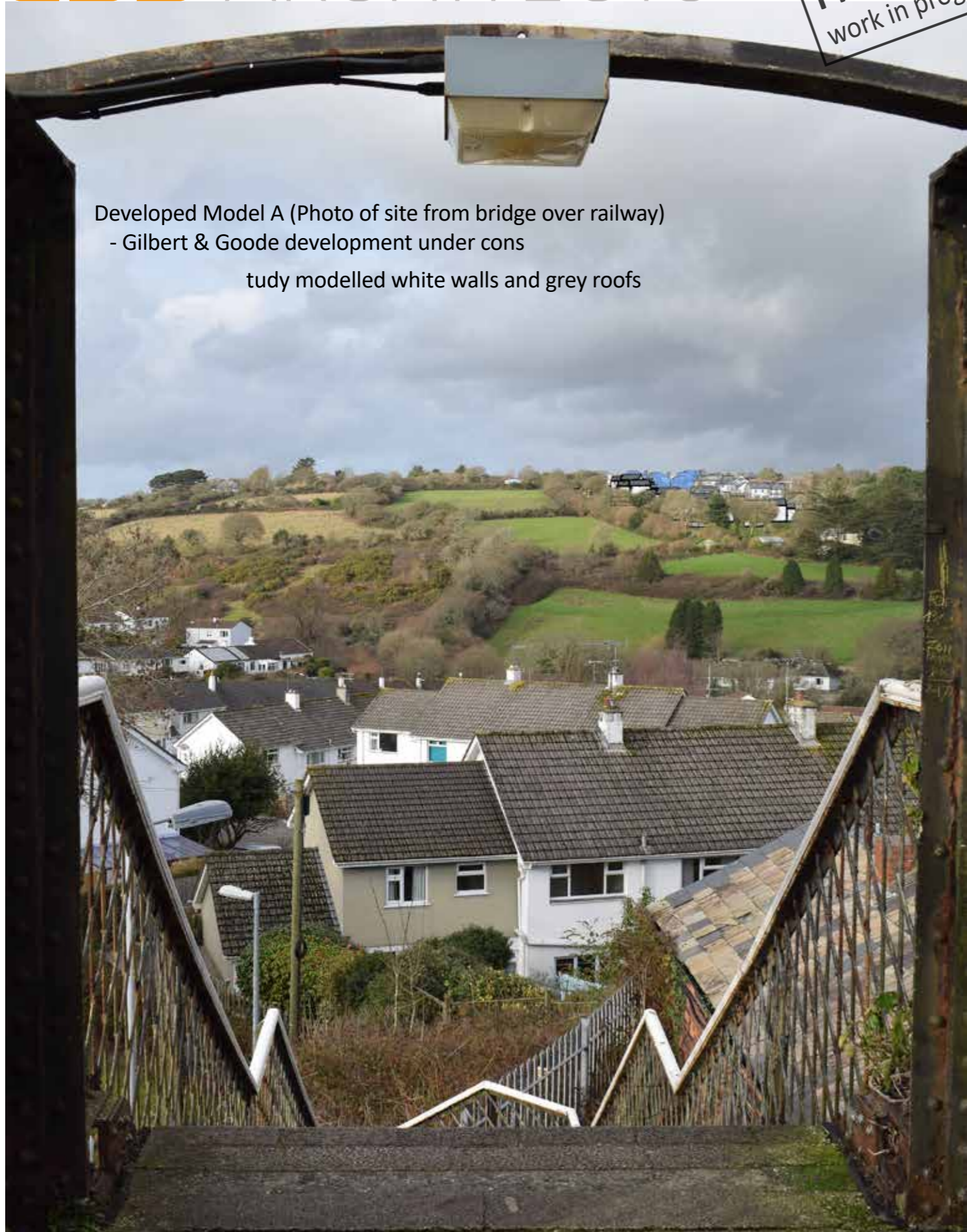
Photo of site from bridge over railway
- Gilbert & Goode development under cons
tudy modelled white

Preliminary Mass Modelling Studies

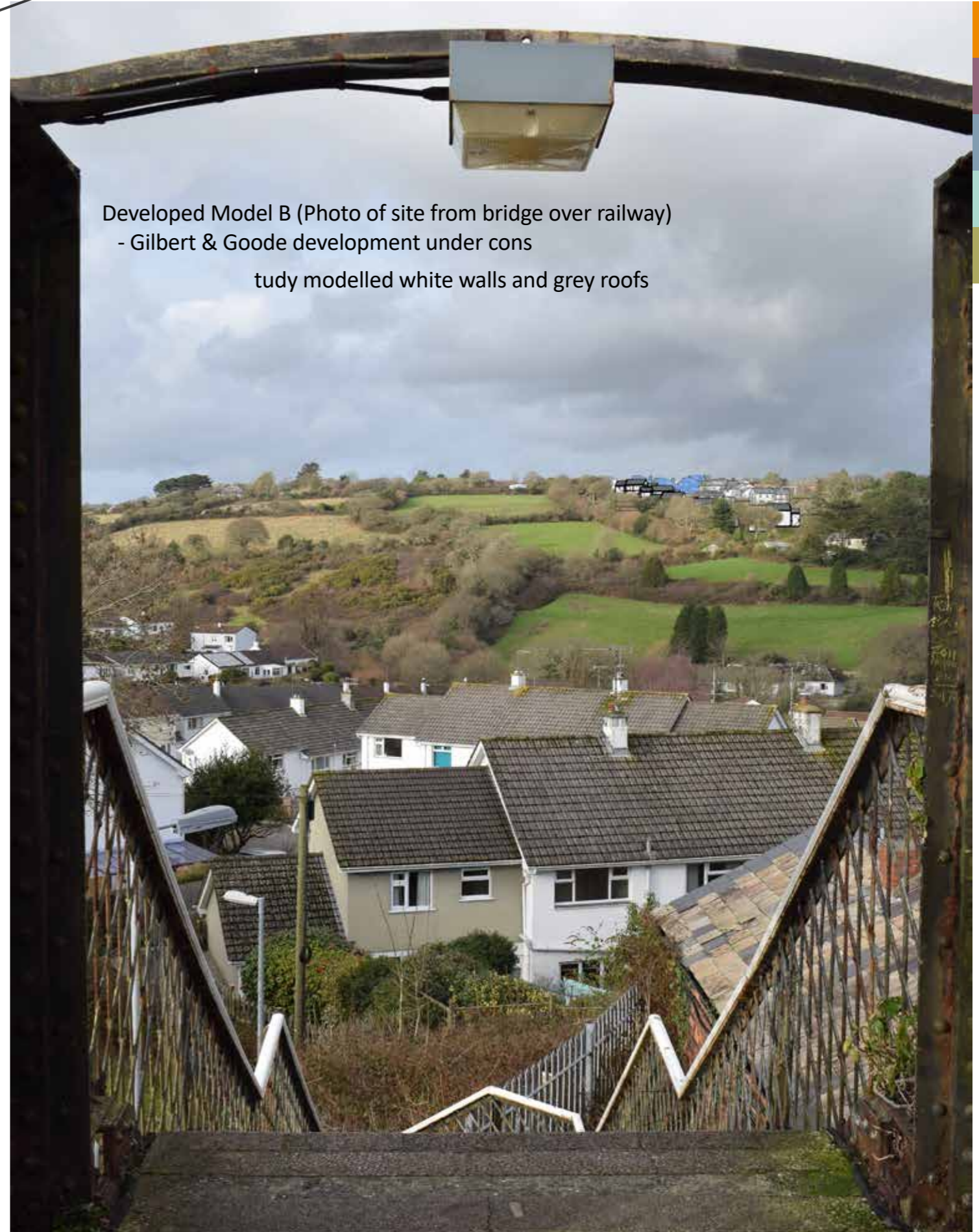
Land south of New Mills Lane, Kenwyn, Truro

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Preliminary
work in progress



Developed Model A (Photo of site from bridge over railway)
- Gilbert & Goode development under cons
tudy modelled white walls and grey roofs

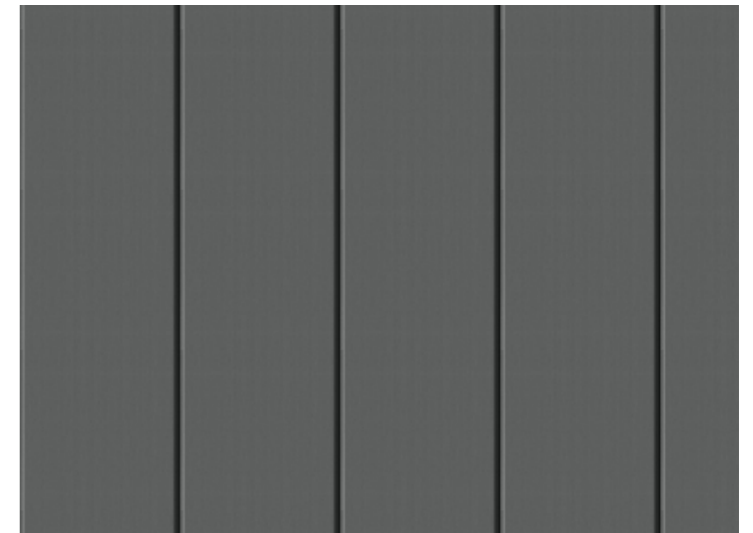


Developed Model B (Photo of site from bridge over railway)
- Gilbert & Goode development under cons
tudy modelled white walls and grey roofs

Preliminary Mass Modelling Studies

Land south of New Mills Lane, Kenwyn, Truro

Ref: 2605-SK-MM2 • Date: October 2019 • Author: SLJ • Client: Epernay Consultants Ltd.



Concept Board (Architectural Precedents & Materials Palette)

Land south of New Mills Lane, Kenwyn, Truro

Ref: 2605-C-110 Mood Board • Date: September 2019 • Author: SLJ